THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200729021**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2020. Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 456522 DEEDWARR
08/13/2020 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20200813-0090788

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Elizabeth Dempsey 927B Bradford Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105 13 4B 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melinda S Bartel, Trustee of the Melinda S. Bartel Revocable Living Trust Agreement, dated November 7, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Elizabeth Dempsey, an unmarried woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 927B on the Plan of Bradford Avenue Homes of record in Declaration of Covenants, Conditions and Restrictions for Bradford Avenue Homes in Instrument No. 20150220-0014892, as amended in Instrument No. 20150928-0098257, in the Register's Office for Davidson County, Tennessee, said Plan appearing on Exhibit C of said Amendment, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melinda S. Bartel Trust, dated November 7, 2014, by Quitclaim Deed From Melinda Bartel, of record in Instrument No. 20151203-0122022, in the Register's Office of Davidson County, Tennessee, dated December 02, 2015 and recorded on December 03, 2015.

Being part of the same property conveyed to Melinda Bartel, unmarried woman, by Warranty Deed From Build Nashville DB2, LLC, of record in Instrument No. 20151106-0113134, in the Register's Office of Davidson County, Tennessee, dated November 04, 2015 and recorded on November 06, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Waldkirch, as recorded in Plat Book 421, Page(s) 90.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150220-0014892, as amended in Instrument No. 20150928-0098257.

This is improved property located at 927B Bradford Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2020.

Melinda S Bartel, Trustee of the Melinda
S. Bartel Revocable Living Trust Agreement,
dated November 7, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

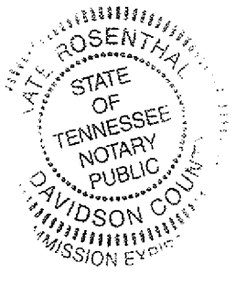
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda S. Bartel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Melinda S .Bartel Revocable Living Trust Agreement dated November 7, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of August, 2020.

Notary Public

My Commission Expires: _____





True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

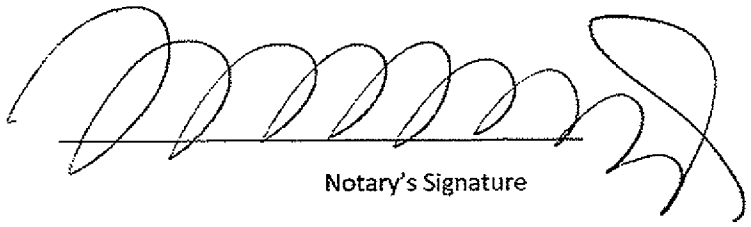


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

