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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829364

Karen Johnson Davidson County
Batch# 462700 **DEEDWARR**
08/24/2020 11:27:17 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30

20200824-0095314

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$319,000.00~~

Affiant

Subscribed and sworn to before me, this 21st day of August, 2020.

Georgette R Kennedy
Notary Public
My Commission Expires: 03-08-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Haslam 5915 Stone Brook Dr Nashville TN 37027	New Owner	Tax Parcel ID No. 171 02 0A 029.00

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, **Bonnie Jane Wertelecky, an unmarried woman, and Celeste Patterson, a married woman, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Haslam**, ("Grantees"), their 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 No. 29 on the Plan of Phase 2, Brentwood Villa, of record in Book 6900, Page 4, as amended in Book 6900, Page 185, in the Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie Jane Wertelecky, an unmarried woman and Celeste Patterson, a married woman, as tenants in common, by Warranty Deed from WGQ Properties, LLC, of record in Instrument No. 20180502-0041431, in the Register's Office of Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 2, Brentwood Villa, as recorded in Plat Book 6900, Page(s) 185.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Villa, as recorded in Plat Book 6900, Page(s) 4.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Villa Condominium of record in Book 6923, Page 943, as amended by instrument(s) of record in Book 7035, Page 115; Book 7101, Page 730, re-recorded Book 7143, Page 18; Book 7266, Page 84; and Book 7423, Page 574; Book 7423, Page 567 and Book 8074, Page 564; appointment of substitute trustee recorded in Instrument No. 20071022-0124551; and appointment of successor trustee

recorded in Instrument No. 20180713-0067776, and any amendments thereto; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Water Mains and Appurtenances, recorded in Book 5155, Page 164 and Book 9349, Page 601.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9349, Page 604.

Easement for Force Main, recorded in Instrument No. 20030707-0093162.

Easement for Broadband, recorded in Instrument No. 20120124-0006661.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6385, Page 814.

Deeds of Conveyance for Water/Sewerage Services recorded in Book 8127, Page 666; Book 8127, Page 782; and Book 8128, Page 17.

This is improved property located at 5915 Stone Brook Dr Nashville TN 37027

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 21st day of August, 2020.

Bonnie Jane Wertelecky by Celeste Patterson, Attorney in Fact

Bonnie Jane Wertelecky
BY: Celeste Patterson, Attorney-in-fact

Celeste Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Celeste Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bonnie Jane Wertelecky and that she is authorized by Bonnie Jane Wertelecky to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of August, 2020.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

(3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 200829364

FULL RELEASE OF LIEN

The undersigned, Celeste Patterson, hereby declares that it was the true and lawful holder and owner at the time of payment of the entire indebtedness fully described in and secured by a Deed of Trust from Bonnie Jane Wertelecky to Chapman and Rosenthal Title, as Trustee to secure Celeste Patterson of record in Instrument Number 20180507-0043321, Register's Office for Davidson County, Tennessee, and hereby acknowledges the payment in full of said indebtedness and the satisfaction and discharge of said lien.

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

IN WITNESS WHEREOF, the undersigned has executed this release, this 20th day of August, 2020.

Celeste Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Celeste Patterson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of August, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022