Karen Johnson Davidson County
Batch# 467273 DEEDWARR
08/31/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200831-0098765

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829237**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2020. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Gerard Allen Huelsmann and Angelique Yvonne Huelsmann 106 Cedar Place Bend Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114 15 0A 020.00

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, **John J. Bulford and Heidi Bulford, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerard Allen Huelsmann and Angelique Yvonne Huelsmann, husband and wife**, ("Grantees"), its 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. 20, on the Plan of Cedar Place Community, A Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140918-0085685, as amended in Instrument No. 20141008-0093372, as corrected in Instrument No. 20141112-0104513, as amended in Instrument No. 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John J. Bulford, an unmarried person, by Special Warranty Deed from Dalamar Homes, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20160602-0055557, in the Register's Office of Davidson County, Tennessee, dated May 27, 2016 and recorded on June 02, 2016.

Heidi Bulford joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for John J. Bulford and Heidi Bulford, which Power of Attorney is recorded in Book 20200810098763, and Book 20200810098764 _____ Register's Office for _____ County, Tennessee

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140918-0085685; as amended in Instrument No. 20141008-0093372, as corrected in Instrument No. 20141112-0104513, amended in Instrument No. 20150319-0023886.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20131029-0112332.

Easement for Right of Way, recorded in Book 2105, Page 438 and Instrument No. 20141119-0106676.

Easement for Sanitary Sewers, recorded in Book 5222, Page 772.

Easement for Public Utilities, recorded in Book 8626, Page 823 and Instrument No's. 20040304-0024491 and 20051214-0150259.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20131029-0112366.

This is improved property located at 106 Cedar Place Bend Nashville TN 37221

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 28th day of August, 2020.

John J. Bulford by Nathan L. Powers as attorney in fact
John J. Bulford
by Nathan L. Powers as Attorney-In-Fact

Heidi Bulford by Nathan L. Powers as attorney in fact
Heidi Bulford
by Nathan L. Powers as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John J. Bulford and Heidi Bulford and that he is authorized by John J. Bulford and Heidi Bulford to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of August, 2020.

M. Alexis Mendl
Notary Public
My Commission Expires: 05/03/2024



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

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022