Name and Address of New Owner:
Robert Bransford
113 Harpeth Trace
Nashville, TN 37221

Send Tax Bills To:
Robert Bransford
same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 143030D11300CO

Karen Johnson Davidson County
Batch# 470923 DEEDWARR
09/04/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20200904-0101410

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Larry R. Churchill and wife, Sandra W. Churchill,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Bransford,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of (Revised) Harpeth Trace Highrise Condominium Apartments of record in Plat Book 5050, Page 47, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, Page 751, said Register's Office.

Being the same property conveyed to Larry R. Churchill and wife, Sandra W. Churchill, by Warranty Deed from Barbara J. Andrew, unmarried, recorded on May 24, 2017, of record in Instrument No. 20170524-0051651, Register's Office for Davidson County, TN.

This is improved property known as 113 Harpeth Trace, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of September, 2020.

Sandra W Churchill by Attorney in Fact
_____(SEAL)
Sandra W. Churchill, By John A. Bell, Jr., Attorney in Fact

Larry R Churchill by Attorney in Fact
_____(SEAL)
Larry R. Churchill, By John A. Bell, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for Sandra W. Churchill the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Sandra W. Churchill by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September 2020.

_____ My Commission Expires: 3-8-2021
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for Larry R. Churchill, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Larry R. Churchill by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September 2020.

_____ My Commission Expires: 11-8-22
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $322,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Sworn to and subscribed before me this
3rd day of September, 2020.

Notary Public
My commission expires: 11822
File No. 2020-1640

True Copy Certification

I, John A Bell Jr., 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 TN.

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA LOWE
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)