WARRANTY DEED

Karen Johnson Davidson County
Batch# 475247 DEEDWARR
09/14/2020 01:14:28 PM 2 pgs
Fees: $13.00 Taxes: $613.28

20200914-0104605

G-TAG-20-2505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Isaac Paul Bratkovich	**Atlantic Union Bank**	
(NAME)	(NAME)	**PART OF 095-11-0-134.00**
5016 Spedale Court	**1800 Robert Fulton Drive, Suite 350**	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDERSON CHAPMAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISAAC BRATKOVICH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 19 on the plan of Merry Oaks Subdivision, Section II, as of record in Book 2133, Page 8, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete description.

Less and except the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for right-of-way for roadway purposes of record in Book 8766, Page 729, Register's Office for Davidson County Tennessee.

Being part of the same property conveyed to Anderson Chapman Investments, LLC, a Tennessee limited liability company by Warranty deed from SEG Investments, LP, a Tennessee Limited Partnership, as successor in interest to the David W. Gaw Family Limited Partnership, a TN limited partnership, of record in Instrument No. 20190802-0076810, Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 02, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2096 , Page 1 and Book 3827, page 808, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8766, Page 729, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement of record in Instrument No. 20200914-0104604, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2503 Merry Oaks Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2020.

Anderson Chapman Investments, LLC

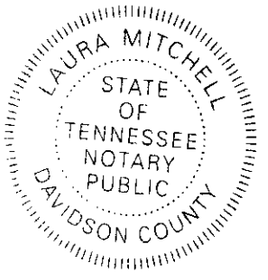
BY: _____
Casey Martin
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY MARTIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ANDERSON CHAPMAN INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of August, 2020.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212