Karen Johnson Davidson County
Batch# 508346 DEEDWARR
11/03/2020 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20201103-0128576

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20103209**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,900.00. Julie Bailey Affiant Subscribed and sworn to before me, this 27th day of October, 2020. Carmen Coats Notary Public My Commission Expires: 03 08 2022

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/08/2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melissa A. Douso 116 Brattlesboro Drive Nashville TN 37204	FAM BANK 10 CADILLAC DR, STE 100 BRENTWOOD, TN 37027	Tax Parcel ID No. 132 09 0A 004.00

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, **Jennifer L. Greer n/k/a Jennifer Speich, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa A. Douso**, an unmarried woman ("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 a part of the Plan of Brattlesboro Condominiums, of record in Book 5800, Page 226, amended in Book 6122, Page 200, Register's Office for said County, the part described hereby being:

Unit No. 116 on said Plan, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brattlesboro Condominiums, of record in Book 6092, Page 184, Book 7454, Page 414, amended in Book 7456, Page 853, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer L. Greer, unmarried, by Warranty Deed from Joshua C. Nickols and wife, Hilary Highfield Nickols, of record in Instrument No. 20060619-0072846, in the Register's Office of Davidson County, Tennessee, dated May 24, 2006 and recorded on June 19, 2006.

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

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 2021 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 Brattlesboro, as recorded in Plat Book 5800, Page(s) 226 and amendment recorded in Book 6122, Page 200.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing Brattlesboro Condominiums of record in Book 6092, Page 184 and Book 7454, Page 414, as amended by instrument(s) of record in Book 7456, Page 853; 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 Sanitary sewers and/or storm Drainage, recorded in Book 4246, Page 189.

Arbitration Agreement as set forth in instrument recorded in Book 8438, Page 206.

This is improved property located at 116 Brattlesboro Drive 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 27th day of October, 2020.

Jennifer Speich
by Kate Rosenthal attorney in fact
Jennifer Speich
By: Kate Rosenthal, Attorney in Fact

Eric Speich
by Kate Rosenthal
attorney in Fact
Eric Speich
By: Kate Rosenthal, 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, Kate Rosenthal, 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 Jennifer Speich and Eric Speich and that she is authorized by Jennifer Speich and Eric Speich to execute this instrument on their behalf.

WITNESS my hand, at office, this 27th day of October, 2020.

Ashley Schad
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

