Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 512904 **DEEDWARR**
11/10/2020 10:24:27 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20201110-0132187

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of November, 2020.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jorge Wellman **Christina Wellman**	**New Owner**	**Map 172-12-0-A Parcel 134.00co**
241 Burgandy Hill Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Catherine Reen and Mark C. Sandidge, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorge Wellmann and Christina Wellmann, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section Nine, Bradford Hills, of record in Plat Book 7900, Page 414, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Catherine Reen, an unmarried woman and Mark C. Sandidge, an unmarried man, by Warranty Deed dated April 5, 2018 from Amanda W. Lansdale and husband, Joshua Lansdale, of record in Instrument No. 20180406-0032494, Register's Office for Davidson County, Tennessee. The said Catherine Reen and Mark C. Sandidge having since married and Catherine Reed is now known as Catherine Sandidge.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Page 414, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Bradford Hills, of record in Book 8069, Page 170, as made applicable to Section 9 of record in Book 8681, Page 252 and By-Laws appended thereto in Book 8071, Page 531, Register's Office for Davidson County, Tennessee. (3) Conveyance of Open Space and Common Areas to Bradford Hills Homeowners' Association, Inc., of record in Book 9779, Page 672, said Register's Office. (4) Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 520, said Register's Office. (5) P.U.D. Boundary Plat of Bradford Hills of record in Plat Book 7900, Page 6, said Register's Office. (6) Dedication of Sanitary Sewer Easements to the Metro Government, of record in Book 8377, Pages 769 and 808, said Register's Office. (7) Taxes for the current year which were prorated and paid by the Grantor herein.

This is Improved (_X_) Unimproved (____) property, known as **241 Burgandy Hill Road, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **6th** day of **November, 2020.**

Catherine Reen

Mark C. Sandidge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Catherine Reen and Mark C. Sandidge,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **November, 2020.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21