THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201031123** Karen Johnson Davidson County Batch# 520326 DEEDWARR 11/23/2020 11:49:47 AM 2 pgs Fees: $13.00 Taxes: $1,713.10 20201123-0137302	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $463,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2020. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Mehgan E Sobel 1111 Fatherland Street #101 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-13-0A-101.00-CO

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, **Talor Isaac Bearman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mehgan E. Sobel, an unmarried woman and Michael Burke, an unmarried man, as joint tenants with right of survivorship** ("Grantees"), their 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 101 on the Plan of Fatherland Court at Martin Corner, as shown on Exhibit A-2, to the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development, of record in Instrument No. 20050628-0074027, as amended in Instrument No. 20051006-0120764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Talor Isaac Bearman by Deed from Christy Cline Pedersen and husband, Kevin Christian Pedersen of record in Instrument No. 20130627-0066363 Register's Office for Davidson County, Tennessee, dated June 26, 2013 and recorded on June 27, 2013.

Megan Bearman joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Talor Isaac Bearman.

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.

Taxes for the year 2021, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050628-0074027, as amended in Instrument No. 20051006-0120764, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the

extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Restrictive Covenants of Five Points Redevelopment Project Area of record in Instrument No. 20050310-0026488, in the Register's Office for Davidson County, Tennessee.
Charter of Fatherland Court at Martin Corner Townhomes Owners Association, Inc. of record in Instrument No. 20050628-0074028, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20051114-0136915, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20051117-0139055, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1111 Fatherland Street #101 Nashville TN 37209

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, Grantors have executed this instrument on this 19th day of November, 2020.

Talor Isaac Bearman

Megan Bearman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Talor Isaac Bearman and Megan Bearman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022