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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2020. Notary Public MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 532712 DEEDWARR 12/14/2020 10:56:28 AM 2 pgs Fees: $13.00 Taxes: $1,006.40 20201214-0146574	LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Danielle Martinez	Highlands Residential	MAP 142-07-0F-
7252 Highway 70 South #1202	12001 N. Central Expressway #150	PARCEL 054.00-CO
Nashville, TN 37221	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kathleen Dant and husband, Robert Dant**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Danielle Martinez, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER 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 54, Unit 1202 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Kathleen Dant and husband, Robert Dant by Warranty deed from Malcolm L. Brown and wife, Nora Jo Brown of record in Instrument No. 20041026-0128775 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 26, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2), the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869; (3) Charter of Bellevue Commons Homeowners Association of record in Instrument Number 20000720-0071771, Instrument No. 20000915-0091868, and Instrument No. 20001009-0100204; (4) Ingress egress easement of record in Book 7308, Page 762; (5) Easement of record in Book 5202, Page 736, Page 5202, Page 732; (6) Easement to Harpeth Valley Utility District of record in Book 11426, Page 63; (7) Storm drainage of record in Instrument Number 20000310-0025049; (8) Storm water detention agreement of record in Instrument Number 20000616-0060368; (9) Right-Of-Way Deed for Highway Purposes of record in Book 5024, Page 458; (10) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (11) rights of others in and to the common areas and/or elements; (12) All visible easements; (13) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7252 Highway 70 South #1202, Nashville, TN 37221.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 11th day of December, 2020.

Robert Dant
Robert Dant

Kathleen Dant by Robert Dant Attorney in Fact
Kathleen Dant by Robert Dant, 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, the within named **Robert Dant** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of December, 2020.

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Dant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kathleen Dant**, as her Attorney in Fact, as the free act and deed of the within named **Kathleen Dant**.

Witness my hand and official seal this the 14th day of December, 2020.

My Commission expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public