Karen Johnson Davidson County
Batch# 532874 DEEDWARR
12/14/2020 12:18:07 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20201214-0146815

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $590,000.00.

Affiant

Sworn to and subscribed before me on this the 7 day of December, 2020

NOTARY PUBLIC
My Commission Expires: 1-16-21

MORTGAGEE:

Address New Owner: Mr./Ms. James W. Bewley
798 Berry Road, #41947
Nashville, TN 37204

Send Tax Bills to: Same as Owner

Map-Parcel: 105 05 0 R 001.00 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **DAVID W. VANDENBERGH and wife, HEATHER VANDENBERGH**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JAMES W. BEWLEY and wife, TABETHA A. BEWLEY**, hereinafter called GRANTEES, their heirs and assigns, their interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Unit A of 1411 14th Avenue South Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, TN, and described in a Declaration of Covenants, Conditions and Restrictions for 1411 14th Avenue South Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150102-0000461, Register's Office for Davidson County, TN, to which reference is hereby made. The easements,

restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1411 14th Avenue South Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150102-0000461,; and By-laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.;

BEING this same property conveyed to DAVID W. VANDENBERGH and wife, HEATHER VANDENBERGH by Deed dated January 15, 2016, and executed by AUBURN LANE PARTNERS, GP a Tennessee General Partnership and recorded as Instrument No. 20160121-0006374, said Register's Office.

This is improved property known as 1411 14th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with 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 the 7 day of December, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DAVID W. VANDENBERGH

HEATHER VANDENBERGH

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, David W. Vandenbergh and wife, Heather Vandenbergh, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 7 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 1-26-21