This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10468-AP

Karen Johnson Davidson County
Batch# 573061 DEEDWARR
02/11/2021 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,078.55
20210211-0019648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $291,500.00.

Sharon J Muller
Affiant

Subscribed and sworn to before me, this the 9th day of February, 2021.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10-17-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany Loveann Byrd Charles Frederick Brown 7252 Highway 70 S #1308 Nashville, TN 37211	Legacy Home Loans 4004 Hillsboro Pike Suite 216 B Nashville, TN 37215	142-07-0F-069.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Garrett L. Crome, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brittany Byrd and Charles Frederick Brown, wife and husband,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element townhome unit situated in Davidson County, Tennessee, and further known as Unit 69, together with the appurtenant common elements of Bellevue Commons Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20000720-0071772; re-recorded as Instrument No. 20000828-0084760; and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Bellevue Commons, attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Bellevue Commons Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Garrett L. Crome, unmarried man by Warranty Deed from Morgan Angela Chase, an unmarried woman, dated May 7, 2020, recorded May 12, 2020, of record in Instrument No. 20200512-0049279, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7252 Highway 70 South, Unit 1308, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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. Whenever used, the singular number 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 9th day of February, 2021.

GRANTOR:

Garrett Crome

Garrett L. Crome

STATE OF KANSAS
COUNTY OF MARSHALL

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Garrett L. Crome, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of February, 2021.

Lynn W Mayer

Notary Public
My Commission expires: 6-23-22

LYNN W. MAYER
State of Kansas
My Appt. Exp. 6-23-22

202102110019648

True Copy Certification

I, William G. Brown, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Will Brown, 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: 9/7/2021

Notary's Seal

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021