Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210233260

Karen Johnson Davidson County
Batch# 580105 **DEEDWARR**
03/01/2021 09:28:11 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20210301-0025119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $170,000.00

Affiant

M ALEXIS MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires: 05/03/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Keith Burnsed 214 Old Hickory Blvd Unit 182 Nashville TN 37221	New Owner	Tax Parcel ID No. 142-04-0A-182.00-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, **Linda F. Burnsed, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Keith Burnsed , single man,** ("Grantees"), its 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 No. 182 of Belle Forest Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and the Amendment to the Master Deed, of record in Book 5438, Page 699, and as amended in Book 6082, Page 866, and Book 6896, Page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Linda F. Burnsed, unmarried by Warranty deed from Matthew Berkowitz, unmarried of record in Instrument No. 20170306-0021785 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 06, 2017.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium of record in Book 5438, Page 699 as amended in

Instrument No. 20020213-0019280 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 5460, Page 987 and Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee.

By Laws of record in Book 5438, Page742, as amended in Book 6082, Page 866, Book 7886, Page 939, Instrument No. 20020321-0034877 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.

Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973, in the Register's Office for Davidson County, Tennessee.

Easement to American Building Company of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utilities of record in Book 8019, Page 126, Book 8248, Page 214 and Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.

Deed to State of Tennessee of record in Book 7957, Page 145, in the Register's Office for Davidson County, Tennessee.

Driveway and Utility Easement Agreement of record in Instrument Number 20130708-0070348, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 214 Old Hickory Blvd Unit 182 Nashville TN 37221

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, Grantor has executed this instrument on this 26th day of February, 2021.

Linda F. Burnsed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda F. Burnsed, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY