THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233286

Karen Johnson Davidson County
Batch# 585186 **DEEDWARR**
03/05/2021 10:06:15 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20210305-0029027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $220,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of March, 2021.

Notary Public
My Commission Expires:

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas James Milam, III 4845 Bevendean Drive, Unit 8 Nashville TN 37211	New Owner	Tax Parcel ID No. 161-09-0A-104.00 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, **Kelsey Hunt and Jeffrey Hunt, husband and wife and Michael Bates Wade and Billie Lynn Wade, husband and wife, as tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas James Milam, III, unmarried**, ("Grantee"), his 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 Townhome Unit No. E-8 , as set forth in the Master Deed Establishing Brighton Village, Phase 7 , a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, in the Register' s Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit E and A to said Master Deed as amended.

Being the same property conveyed to KELSEY M. WADE and MICHAEL BATES WADE and BILLIE LYNN WADE, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 201103280-0023797 , dated March 25, 2011 , said Register's Office.

Kelsey M. Wade having since married and is now known as Kelsey Hunt. Jeffrey Hunt joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 161-09-0A-104.00 CO.

Master Deed establishing Brighton Village of record as Instrument No. 20080117-0005582 and amended as Instrument No. 2008080-0081965, and as corrected as Instrument No. 20110520-0038914, said Register's Office.

Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register' s Office.

Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register' s Office.

Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366, in said Register' s Office.

Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402, in said Register' s Office.

This is improved property located at 4845 Bevendean Drive, Unit 8 Nashville TN 37211

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 4th day of March, 2021.

Kelsey Hunt

Jeffrey Hunt

Michael Bates Wade

Billie Lynn Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelsey Hunt and Jeffrey Hunt, and Michael Bates Wade and Billie Lynn Wade, 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 4th day of March, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024