THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2924
Parcel ID: 064-16-0E-020-00

Property Address:
520 Griffin Circle, Nashville, TN 37076

Karen Johnson Davidson County
Batch# 621439 DEEDWARR
04/23/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,004.55
20210423-0054610

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
BOMA NASH, LLC
318 Seaboard Ln Ste 110
Franklin, TN 37067

Address of New Owner:
Kayla Burnett
520 Griffin Circle
Hermitage, TN 37076

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **STEPHEN R. BARGATZE and CAROL L. BARGATZE, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **KAYLA BURNETT**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being all of Unit 20, in Building 6, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656 and Instrument No. 20011105-0130490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to STEPHEN R. BARGATZE and CAROL L. BARGATZE, husband and wife by Deed dated May 25, 2016 from JOSJUA HANKS and KOURTNEY L. HALL, recorded May 27, 2016, in Instrument Number 20160527-0053572, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 520 Griffin Circle, Nashville, TN 37076.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. Right-of-way easement granted to First Suburban Water Utility District as contained in Book 4910, page 838 and Book 5699, page 535, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and Stormwater Maintenance easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20001208-0121300, Instrument No. 20051230-0156496, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Comcast of Nashville I, LLC as contained in Instrument No. 20151130-0120249, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowner's Association of record in Instrument No. 20061026-0133179, Register's Office for Davidson County, Tennessee.

6. Quitclaim Deed to Homeowner's Association as contained in Instrument No. 20061106-0137657, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, Instrument No. 20061106-0137656 and Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 22 day of April, 2021.

Stephen R Bargatze
STEPHEN R. BARGATZE

Carol L. Bargatze
CAROL L. BARGATZE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named STEPHEN R. BARGATZE and CAROL L. BARGATZE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 22 day of April, 2021.

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of ~~$273,000.00~~ $271,500.00

Affiant

SWORN TO and subscribed before me on this 22 day of April, 2021.

Notary Public

My Commission Expires: 7/9/2024

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

