BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 639334 DEEDWARR
05/19/2021 10:22:33 AM 2 pgs
Fees: $13.00 Taxes: $4,181.00
20210519-0067722

WARRANTY DEED	STATE OF TENNESSEE 2021-67 COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,130,000.00. Affiant Sworn to and subscribed before me this 18 day of May, 2021 Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Robert K. Hood and Janice T. Hood (NAME)	(NAME) NEW OWNER	**117-14-0B-201.00CO**
3826 Bedford Ave #201 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Barbara Chazen, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert K. Hood and Janice T. Hood, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 201, together with parking spaces 8 and 20, and the appurtenant interest in the common elements of Bedford Commons II Condominiums, a horizontal property regime established by Master Deed, of record in Inst. No. 20061027-0133507, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Site Plan attached as Schedule 3 to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Bedford Avenue Subdivision Phase 2 of record in Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Barbara G. Chazen, a married woman, by deed from Bedford Commons II, LLC, a Tennessee limited liability company of record in Instrument No. 20070730-0090004, said Register's Office. Eric M. Chazen, the spouse of Barbara G. Chazen, is now deceased.

This is improved property commonly known as: 3826 Bedford Ave., #201, Nashville, TN 37215.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment; Taxes for the year 2021 and subsequent years a lien not yet due and payable, (7) Declaration of Covenants, Conditions, and Restrictions and By-Laws for Bedford Commons contained in instrument of record in Inst. No. 20050406-0038094, supplemented in Inst. No. 20050609-0066029, Instrument No. 20050621-0070753, Instrument No. 20060831-010793, said Register's Office, (omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons), (8) Master Deed and By-Laws for Bedford Commons II Condominiums of record in Instrument No. 20061027-0133507, as amended in Instrument No. 20120802-0068735, and Instrument No. 20150422-0035978, said Register's Office, (9) Permanent Cross Access/Joint Use

Driveway Easements of record in Instrument No. 20050812-0095774, said Register's Office, (10) Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060309-0027620 , said Register's Office, (11) Storm Water Quality Agreement of record in Instrument No. 20060309-0027609, said Register's Office, and (12) Storm Water Detention Agreement of record in Instrument No. 20040928-0116720, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of May, 2021.

Barbara Chazen (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of May, 2021, before me personally appeared Barbara Chazen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of May, 2021.

Lesley Smith
Notary Signature
My commission expires: 01/26/25

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY