THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434827** Karen Johnson Davidson County Batch# 655826 DEEDWARR 06/14/2021 10:29:41 AM 2 pgs Fees: $13.00 Taxes: $1,387.50 20210614-0079629	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Ronald Wayne Bush Affiant Subscribed and sworn to before me, this 10th day of June, 2021. Notary Public My Commission Expires: 2-4-23

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Ronald Wayne Bush and Katherine Jeanette Bush 209 Burgandy Hill Road Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ BancorpSouth Bank 2778 West Jackson St Tupelo, MS 38801	Tax Information: Tax Parcel ID No. 172 12 0A 126.00

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, **Darin S. Haberman and wife, Cheri D. Haberman as tenants by the entirety** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Wayne Bush and Katherine Jeanette Bush, husband and wife**, ("Grantees"), their 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 Lot No. 102, on the Plan of Section Nine, Bradford Hills, of record in Plat Book 7900, Page 6 and Amended in Plat Book 7900, Page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darin S. Haberman and wife, Cheri D. Haberman as tenants by the entirety, by Warranty Deed from Sally A. Clayton (f/k/a Sally B. Clayton), of record in Instrument No. 20120702-0057806, in the Register's Office of Davidson County, Tennessee, dated June 29, 2012 and recorded on July 02, 2012.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Nine, Bradford Hills, as recorded in Plat Book 7900, Page(s) 6 and Amended in Plat Book 7900, Page 414.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8681, Page 252.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7690, Page 260.
Easement for Right of Way, recorded in Book 8377, Page 769 and Book 8377, Page 808.

This is improved property located at 209 Burgandy Hill Road 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 10th day of June, 2021.

Darin S Haberman

Cheri D Haberman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darin S Haberman and Cheri D Haberman, 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 10th day of June, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024