WARRANTY DEED

Karen Johnson Davidson County
Batch# 665034 **DEEDWARR**
06/25/2021 11:12:25 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20210625-0086462

O-SB-VRES-21-161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Leigh Bearfield and Mitchell Dwayne Bearfield	**Churchill Mortgage Corporation**	
(NAME) **161 North Timber Dr**	(NAME) **1749 Mallory Lane**	**108-07-0B-063.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC C. COTE, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN LEIGH BEARFIELD, A SINGLE WOMAN, MITCHELL DWAYNE BEARFIELD, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: as Tenants in Common with Rights of Survivorship ECC KDC

Land in Davidson County, Tennessee, being Unit No. 63, Building F, on the plan of Timber Lake Condominiums, as established by Master Deed of record in Book 6549, page 475, and by Instrument of Clarification of record in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric C. Cote, unmarried by Warranty deed from Donna Kim Dawson, now Donna Kim Dawson Phillips and husband, Clayton Phillips of record in Book 11613, page 53, Register's Office for Davidson County, Tennessee, dated August 05, 1999 and recorded on August 10, 1999. Eric C. Cote having since married Annie M. Cote.

NOTE: ANNIE M. COTE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 219, 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 Timber Lake Condominiums of record in Book 6549, Page 475, Book 6561, Page 141 and Book 7153, Page 617, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6549, Page 520, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7098, Page (s) 120 and 154, Deed Book 5856, Page 80, Deed Book 6587, Page 204 and Deed Book 10262, Page 46, in the Register's Office for Davidson County, Tennessee.
- Easements, conditions of record in Book 6250, Page 219 and Book 5200, Page 342, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6546, Page 947, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180207-0012286, in the Register's Office for Davidson County, Tennessee.

- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **161 North Timber Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 27 DAY OF MAY, 2021.

Eric C. Cote

Annie M. Cote

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC C. COTE and ANNIE M. COTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212