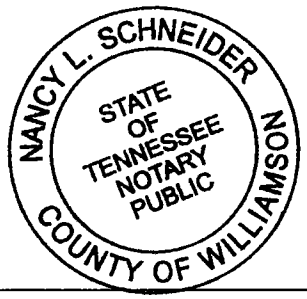
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,070.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald L. Bargatze	New Owner	172 01 0A 090.00
(NAME)	(NAME)	
109 Chuzzlewit Down		
(ADDRESS)	(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 considerations, the receipt of which is hereby acknowledged, I/we Terry Town and Nancy Mayernik, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ronald L. Bargatze and Wendy L. Bargatze, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Copperfield Revised, as of record in Plat Book 6900, Pages 555 through 559, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Terry L. Town, an unmarried man by Warranty Deed from Judith C. Isenhour, unmarried, dated 07/10/2019 and recorded 07/12/2019, of record in Instrument 201907120067981, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Book 6900, Pages 555, 556, 557, 558 and 559, in the Register's Office for Davidson County, Tennessee;(2) Covenants, conditions, easements and restrictions recorded in Book 7071, Page 482, and amended in Book 7208, Page 889, and Instrument 201911270122984, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin;(3) Easement for transmission lines of record in Book 2437, Page 8 and Book 2438, Page 376, Register's Office for Davidson County, Tennessee;(4) Easements granted to Metropolitan Government of Nashville-Davidson County, Tennessee of record in Book 7593, Page 488 and Book 7593, Page 511, Register's Office for Davidson County, Tennessee;(5) Dedication of common area to Copperfield Homeowners Association of record in Book 7150, Page 358, Register's Office for Davidson County, Tennessee;(6) Charter of record in Book 7200, Page 824, Book 7496, Page 162, and Book 7500, Page 941, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 669163 DEEDWARR
07/01/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,338.66
20210701-0089131

202107010089131

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 109 Chuzzlewit Down, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 30th day of June, 2021.

Terry Town

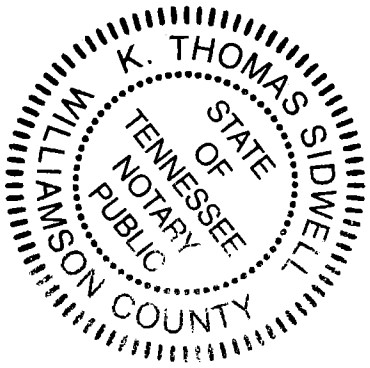
Nancy Mayernik

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 Terry Town and Nancy Mayernik, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2021.

Notary Public:
My Commission Expires: 11/14/21



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-30-2021.

Kimberly D Hicks
Affiant
Date: 6-30-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of June, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON