**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30714 Prepared by:

Record and Return T Karen Johnson Davidson County
pman and Rosenthal 1 Batch# 697323 DEEDWARR
Burton Hills Blvd., Sui 08/13/2021 12:14:00 PM 2 pgs
Nashville, TN 37215 Fees: $13.00 Taxes: $956.45

20210813-0109636

STATE OF TENNESSEE
COUNTY OF Davidson | Brown

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 258,500.00.

Sarah Tittman
Affiant

SCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY August ,2021.

Kymberly Rudness
Notary Public

OMMISSION EXPIRES: August 16, 2023
(AFFIX SEAL)

KIMBERLY RUDNESS
Notary Public
State of Wisconsin

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Luke Brodeur and Emma Horton | New Owner | |
| 5025 Hillsboro Pike #19C | | 131-01-0D-161.00-CO |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sarah Tittman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emma Horton and Luke Tyler Brodeur, as joint tenants with right of survivorship,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 161, also known as Apartment 19-C, on the Plan of Georgetown Apartment, a Condominium, of record in Book 5200, Page 4, Register's Office for said County, together with a .449% undivided interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in the Master Deed of record in Book 5211, Page 325 as amended in Book 5616, Page 133 and Book 6079, Page 516, said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Tittman by Warranty deed from Lindsay Taylor Schmidt formerly known as Lindsay Taylor Irvin and Clark Jeremy Schmidt, wife and husband of record in Instrument No. 20160616-0061089 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 16, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ____IMPROVED property known as **5025 Hillsboro Pike #19C, Nashville, TN 37215.**

9. That in consideration of the Company's willingness to insure the "Gap" (that period of time Between the last search of the public records and the recording of the insured instruments) the undersigned agree(s) to indemnify and hold harmless said Company against all loss or expense due to any intervening matter which may be recorded prior to the insured instruments.

10. THE EXCEPTIONS, IF ANY, TO THE FOREGOING MATTERS ARE AS FOLLOWS:

    A. That the undersigned is not a "foreign person" as the term is defined in Sections 1445 Of the Internal Revenue Code.

This Affidavit is made for the purpose of inducing the Company to issue a policy or policies insuring the title to the property without one or more of the standard ALTA title exceptions 1 through 4, and without an exception for unfiled mechanic's and materialmen's liens; and as an inducement to such issuance by the Company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS Chicago Title Insurance Company, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of any claims or losses from the above, including any such costs incurred in defense of such claims.

The execution of this Affidavit does not obligate the Company to delete any of the referenced exceptions. The Company reserves the right to rely on any information available in making a final determination regarding the deletion of said exceptions.

Executed this 11th day of August, 2021.

Sarah Tittman

Sworn to and subscribed before me this 11th day of August, 2021.

Kimberly Rudness
Notary Public

My Commission Expires: 8-6-2023

KIMBERLY RUDNESS
Notary Public
State of Wisconsin