Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937394

Karen Johnson Davidson County
Batch# 743523 **DEEDWARR**
10/26/2021 11:08:38 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211026-0143722

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Cassidy Andrews
Affiant

Subscribed and sworn to before me, this 8th day of October, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cassidy L. Andrews 206 Brattlesboro Place Nashville TN 37204	New Owner	Tax Parcel ID No. 132 09 0B 202.00

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, **E. Ruth Reeves, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cassidy L. Andrews, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 202 of Brattlesboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6313, page 496, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to E. Ruth Reeves, a single person, by Quitclaim Deed from Michael B. McKee, Trustee and also conveyed from E. Ruth Reeves and Edward G. Walker, III, of record in Book 8062, Page 955, in the Register's Office of Davidson County, Tennessee, dated February 01, 1990 and recorded on March 12, 1990.

Being the same property conveyed to E. Ruth Reeves and Edward G. Walker, III, tenants in common each as to an undividuals ½ interest, by Warranty Deed from Robert Lee Troxler, unmarried, of record in Book 7373, Page 12, in the Register's Office of Davidson County, Tennessee, dated September 30, 1987 and recorded on October 06, 1987.

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.

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 Brattlesboro Place, as recorded in Plat Book 5200, Page(s) 731.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brattlesboro Place Condominium of record in Book 6313, Page 496; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4236, Page 226; Book 4236, Page 229; Book 4236, Page 232; Book 4246, Page 201; Book 4251, Page 891 and Book 4251, Page 895.

Easement for Sewer Line, recorded in Book 6054, Page 546.

Easement for Water Mains, recorded in Book 6422, Page 100.

Easement for Sanitary Sewer, recorded in Book 6422, Page 105.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6234, Page 481. Arbitration Agreement for Brattlesboro Homeowners Association, Inc. as set forth in instrument recorded in Book 8438, Page 206.

This is improved property located at 206 Brattlesboro Place Nashville TN 37204

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 8th day of October, 2021.

E. Ruth Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, E. Ruth Reeves, 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 8th day of October, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022