THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36890-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2022. Notary Public My Commission Expires: July 9, 2022

RACHEL GIVENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Karen Johnson Davidson County
Batch# 803180 DEEDWARR
02/10/2022 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20220210-0015526

WARRANTY DEED

Address New Owner: Laura Ann Rohlman 518 Belair Way Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131060D51800CO

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, **Tyler John Sansom, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Ann Rohlman**, single ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 518 Belair Way, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 31st day of January, 2022.

Tyler John Sansom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler John Sansom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2022.

Notary Public

My Commission Expires:

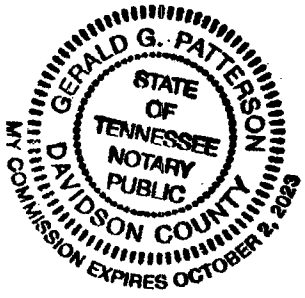


EXHIBIT "A"

A certain Condominium Apartment in Davidson County, Tennessee being Unit No. 518 on the Plan of Burton Hills Townhomes, Village of Belair, Phase 1, A Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, Page 70 as amended in Book 6739, Page 701, Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6962, Page 325 and Doc. No. 20010627-0068123 recorded in Doc. No. 20031016-0153582, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler John Sansom, an unmarried man, by Warranty Deed from Nina Skruber, unmarried, of record in Instrument No. 20090521-0046972, in the Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on May 21, 2009.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 6250, Page(s) 649, Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Burton Hills Townhomes, Village of Belair, Phase 1, a Condominium of record in Book 6690, Page 70, as amended by instrument(s) of record in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6962, Page 325; Book 9398, Page 43; Instrument Nos. 20010627-0068123, 20160113-0003443 and 20160526-0053151; Amendment to ByLaws recorded in Book 6911, Page 827 and Instrument No. 20031016-0153582; 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.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, Amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691; Book 7146, Page 188; Book 9882, Page 733 and Instrument No. 20031219-0181028.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.
6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants and Agreements recorded in Book 11407, Page 927.
7. Agreement as set forth in instrument recorded in Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 411 and Book 7147, Page 416.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 1-31-22.

Affiant Signature

1-31-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 31 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202202100015526