Karen Johnson Davidson County
Batch# 822980 DEEDWARR
03/16/2022 10:55:03 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20220316-0030615

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15556-CC

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2022.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Pamela Balk Lance Morrow 124 Brighton Close Nashville, TN 37205	New Owner	104-13-0F-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sandra Fulton, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Pamela Balk and Lance Morrow**, 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:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 124, together with the appurtenant common elements of Brighton Close, Phase II, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7522, page 108; as amended and supplemented in Book 7557, page 621; Book 7670, page 280; Book 7807, page 500; Book 7803, page 458; Book 8273, page 884; Book 8561, page 839; Book 8561, page 844; Book 8698, page 557; Book 9372, page 356; as Amended and Restated in Instrument No. 20001003-0098148; Instrument No. 20141202-0110443; and in Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brighton Close, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan of record in Book 7900, page 275, said Register's Office, the plan of record in Book 332, page 141; and in Book 1424, page 129, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Richard H. Fulton and spouse, Sandra Fulton by Warranty Deed from G & W Partners, a Tennessee general partnership composed of George Gianikas, Steve R. Wherry and Albert J. Dale, Jr., dated July 17, 1991, recorded July 19, 1991, of record in Book 8401, page 656, Register's Office for Davidson County, Tennessee. The said Richard H. Fulton having since died on November 18, 2018, property vesting in Sandra Fulton by operation of law as sole surviving heir in the entirety.

This Instrument executed on behalf of Sandra Fulton ("Principal") by Cynthia Ann Fleisher Donnell pursuant to the Power of Attorney of record in Instrument Number _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **124 Brighton Close, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 _____ day of March, 2022.

GRANTOR:

Sandra Fulton by Cynthia Ann Fleisher Donnell, her Attorney-In-Fact

Sandra Fulton by Cynthia Ann Fleisher Donnell, her Attorney-In-Fact

STATE OF ALABAMA

COUNTY OF Mobile

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cynthia Ann Fleisher Donnell, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sandra Fulton ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 9th day of March, 2022.



Pam Bixler
Notary Public
My Commission expires: Sept. 23, 2024

EXHIBIT "A"
TO Warranty Deed
From: Sandra Fulton
To: Pamela Balk and Lance Morrow

STATE OF ALABAM

COUNTY OF Mobile

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Sandra Fulton by Cynthia Anne Fleisher Donnell, Attorney-in-Fact
Affiant

WITNESS my hand and seal at office this 9th day of March, 2022.

Pam Bixler
Notary Public
My Commission Expires: Sept. 23, 2024

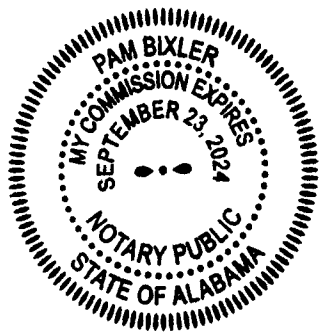


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From: Sandra Fulton
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STATE OF ALABAM

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Further the Affiant Saith not.

Cynthia Ann Fleisher Donnell
Affiant

WITNESS my hand and seal at office this 9th day of March, 2022.

Pam Bixler
Notary Public
My Commission Expires: Sept. 23, 2024

PAM BIXLER
MY COMMISSION EXPIRES
SEPTEMBER 23, 2024
NOTARY PUBLIC
STATE OF ALABAMA