Karen Johnson Davidson County
Batch# 880888 DEEDWARR
06/29/2022 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220629-0075530

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (750,000.00). Robert Winn Hartman Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JUNE, 2022. Jennifer A Hoffman Notary Public MY COMMISSION EXPIRES: 6/19/2023 (AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Adam Gregory Hartman and Robert Winn Hartman (NAME)	**NEW OWNER** (NAME)	**091 13 1E 001.00**
6328A Columbia Avenue Nashville, TN 37209 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of June, 2022, the undersigned, **COLT T. BRADFORD**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ADAM GREGORY HARTMAN AND ROBERT WINN HARTMAN, A MARRIED COUPLE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6328 COLUMBIA AVENUE, A, NASHVILLE, TN 37209** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6328 Columbia Avenue Townhomes, of record as Instrument No. 20171221-0130261, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Colt T. Bradford, by Warranty Deed from Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190703-0065100, in the Register's Office of Davidson County, Tennessee, dated June 27, 2019 and recorded on July 03, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

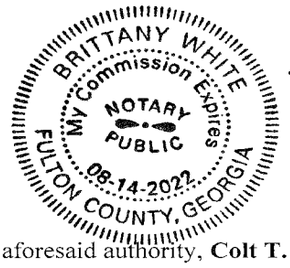
Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of June, 2022.

GRANTOR: Colt T. Bradford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



Brittany White

Personally, appeared before me, a Notary Public of the aforesaid authority, **Colt T. Bradford**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of June, 2022.

Britty White
Notary Public

08-14-2022
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman 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 6/24/2022.

Jennifer A Hoffman
Affiant
Date: 6/28/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 28th day of June, 2022.

Allison M. Noble
Notary Public

My Commission Expires: 6/19/2023

