THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4936-WE

Karen Johnson Davidson County
Batch# 891469 DEEDWARR
07/20/2022 10:26:20 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220720-0083062

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00.

Brenda Gail Bullock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Gail Bullock	Same	
214 Cana Circle		129-11-0A-214.00-CO
Nashville, TN 37205		
(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, **Brady James Fulton and Elizabeth J.M. Fulton, husband and wife, and Josephine Manigault Chromy, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda Gail Bullock, unmarried**

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.214 on the Plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot 2, The Cloister at Saint Henry record in Plat Book 5200, Page 656, Plat Book 5200, Page 676, amending Plat Book 5200, Page 529, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Betty Jean Barnes, widowed, by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110225-0015555, Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on February 25, 2011.

Also see Deed of Leasehold Interest to Don Barnes and wife, Betty Jean Barnes recorded in Instrument No. 20061027-0133704, Register's Office for Davidson County, Tennessee.

The said Don Barnes (aka James D. Barnes) deceased on or about May 18, 2010.

The said Betty Jean Barnes deceased on or about September 20, 2019, leaving her Last Will and Testament filed at Case No. 19P1925, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), which Probate file is still open.

Being the same property conveyed to Brady James Fulton and Elizabeth J.M. Fulton, husband and wife and Josephine Manigault Chromy, unmarried, as joint tenants with right of survivorship by Warranty deed from Cynthia Kay Schwartz, married and Elizabeth Barnes, unmarried of record in Instrument No. 20200716-0078085 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

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 __ unimproved _X_ improved property known as **214 Cana Circle, Nashville, TN 37205**

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

Witness our hands this the 18 day of July, 2022.

Brady James Fulton

Brady James Fulton

Elizabeth J.M. Fulton

Elizabeth J.M. Fulton

* Josephine Manigault Chromy

Josephine Manigault Chromy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brady James Fulton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of July, 2022.

My Commission expires: Jan 8, 2024

Notary Public

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON