Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 221243170

Karen Johnson Davidson County
Batch# 971286 **DEEDWARR**
02/15/2023 01:02:50 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230215-0011033

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 13th day of February, 2023.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BCMGResidential, LLC P O Box 90374 Nashville, TN 37209	New Owner	Tax Parcel ID No. 061-07-0-315.00 & 061-07-0-316.00

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, **Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **BCMGResidential, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Being the West Portion of Parcel 59 and easterly portion of abandoned right of way per Ordinance No. 087-1899, Lot 15 Broadmoor, Section 2, Block "H", Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 15 on the Map of Broadmoor, Section 2, Block H of record in Plat Book 547, page 174 and the westerly portion of Map 61-07, Parcel 59, property of Gregory W. & Jeanie E Sanford of record in Instrument No. 20210322-0036964 and the easterly 20' of abandoned right-of-way per Ordinance No. 087-1899;

Beginning at an iron pin new in the north right-of-way of Broadmoor Drive, being the southeast corner of the herein described tract and the southwest corner of Lot 16, Plat Book 547, page 174, the Sanford property of record in Instrument No. 20210322-0036964; Thence with Broadmoor Drive, North 83 degree 43 minutes 28 seconds West, 70.00' to an iron pin new and common corner with Lot 1; North 05 degree 48 minutes 07 seconds East, 155.00' to an iron pin new and corner of Lot 14, Block H Plat Book 547, page 174; South 83 degree 43 minutes 28 seconds East, 70.00' to an iron pin new and common corner between lots 15 & 16 and lots 13 & 14; South 05 degree 48 minutes 70 seconds West, 155.00 to the Point of Beginning and containing 10,849 square feet, or 0.25 acres, more or less. Property commonly known as 1001 Broadmoor Dr, Nashville, TN.

Being a portion of the property conveyed to Gregory William Sandford, a married man, and Jeanine Elizabeth Sandford, an unmarried woman, as Joint tenants with right of survivorship, by Quitclaim Deed from Gregory William Sandford, a married man, and Jeanine Elizabeth Sandford, an unmarried woman, of record in Instrument No. 20211012-0137312, Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 12, 2021.

TRACT II:

Lying and being in Davidson County, Tennessee, described as follows:

Being the East Portion of Parcel 59, Lot 16 Broadmoor, Section 2, Block "H", Plat Book 547, Page 174 land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being Lot 16 on the Map of Broadmoor, Section 2, Block H , of record in Plat Book 547, page 174 and the Easterly portion of Map 61-07, Parcel 59, property of Gregory W. and Jeanie E. Sanford of record in Instrument No. 20210322-0036964.

Beginning at an iron pin old in the North right-of-way of Broadmoor Drive, being the Southeast corner of the herein described tract and the Southwest corner of Lot 17, Plat Book 547, page 174, the Melissa Moss property of record in Instrument No. 20200317-0029345; Thence with Broadmoor Drive, North 83 degrees 43 minutes 28 seconds West, 50.00' to an iron pin new and common corner with Lot 17; North 05 degrees 48 minutes 07 seconds East, 155.00' to an iron pin new and corner of Lot 17 and common corner with Lots 13 and 14, Block H Plat Book 547, page 174; South 83 degrees 43 minutes 28 seconds East, 50.00' to an iron pin old and common corner between lots 16 and 12; South 05 degrees 48 minutes 07 seconds West, 155.00 to the point of beginning and containing 7,750 square feet, or 0.18 acres, more or less. Property commonly known as1003 Broadmoor Dr, Nashville, TN

Note: Legal description in prior deed incorrectly references Block "I" instead of correct Block "H" as shown on the recorded plat.

Being a portion of the property conveyed to Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman, as joint tenants with right of survivorship, by Quitclaim deed from Gregory William Sandford, a married man and Jeanine Elizabeth Sandford, an unmarried woman, of record in Instrument No. 20211012-0137312 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 12, 2021.

Gregory William Sandford warrants that he has never lived in the subject properties as a married person and that the subject properties are not subject to any marital rights therein.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 722, Page 509, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1001 & 1003 Broadmoor Drive Nashville TN 37216

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, Grantors have executed this instrument on this 13th day of February, 2023.

Gregory William Sandford

Jeanine Elizabeth Sandford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory William Sandford and Jeanine Elizabeth Sandford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Feb. 28, 2026