WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/01 13:09 2pgs
Fees:13.00 Taxes:1350.50

20011031-0118766

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Brandt	1st Trust Bank for Savings	Map 64-3
(NAME)	(NAME)	
1012 Williams Way	P. O. Box 17257	Group B
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38187-0257	Parcel 69
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Ramotsumi M. Makhene and wife, Velynda R. Makhene, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Brandt, an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 228 on the Plan of Brandywine Pointe, Phase Five, Section One, as shown of record in Plat Book 7900, Page 618, as amended in Book 9308, Page 349, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 9806, Page 741, Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20011031-0118765, Register' Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Book 7900, Page 618, as amended in Book 9308, Page 349 Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision as shown of record in Book 8120, Page 170, first amended in Book 8671, Page 484 and Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision , Phase Five, Section One in Book 9123, Page 648, Register's Office of Davidson County, Tennessee.

Subject to Amendment to By-Laws of Brandywine Pointe Community Association, Inc. as shown of record in Book 10721, Page 835, Register's Office of Davidson County, Tennessee.

Charter for Brandywine Pointe Homeowners Association of record in Book 9013, Page 39 as amended in Book 9117, Page 77, Register's Office of Davidson County, Tennessee.

Subject to Land Lease for Clubhouse as shown of record in Book 9128, Page 615, Register's Office of Davidson County, Tennessee.

Subject to any homeowner dues that may be assessed.

Legal address is 1012 Williams Way, Old Hickory 37128 a/k/a 1125 Safety Harbor Cove, Old Hickory, TN 37138.

unimproved ☐
This is improved ☒ property, known as 1012 Williams Way, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 26th day of October, 2001.

Ramotsumi M. Makhene by Gini Thompson attorney in fact

Ramotsumi M. Makhene

Velynda R. Makhene by Gini Thompson attorney in fact

Velynda R. Makhene

STATE OF TENNESSEE

COUNTY OF WILSON

On this 26th day of October, 2001, before me personally appeared Gini Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ramotsumi M. Makhene and wife, Velynda R. Makhene, and acknowledged that she executed the same as the free act and deed of Ramotsumi M. Makhene and wife, Velynda R. Makhene.

Witness my hand and official seal at Mt. Juliet, Tennessee this 26th day of October, 2001.

Commission expires: May 11, 2002

Delaina D. Davis

Delaina D. Davis Notary Public

NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE