File No. 210090095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/24/10 09:01 3 pgs
Fees:18.00 Taxes:1017.50
20100924-0075981

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Brown		MAP 098130C13500
(NAME) 2117 Amanda Meadow Court	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **WE, Douglas Graeff and wife, Marcella Graeff**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Arthur Brown and wife, Wanda Brown**, hereinafter called the grantee(s), 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 Lot No. 98, on the Plan of Phase Four, Section Three, The Meadows of Seven Points of record in Instrument 200409210113530, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to DOUGLAS GRAEFF, UNMARRIED by Deed from NGOC-LAN N. STRICKLAND AND HUSBAND, RAY D. STRICKLAND, dated 09/15/2006 and filed for record on 09/19/2006 in Instrument 200609190115716, Register's Office for DAVIDSON County, Tennessee.

Marcella Graeff joins in this conveyance to convey any and all rights she may have in this property.

All matters as set forth per plat of record in Instrument 200409210113530, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11670, Page 822, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200309220139925, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument 200003220028986, Register's Office for said County.

All matters contained in deed as shown of record in Instrument 200901070001612, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2117 Amanda Meadow Court, Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 20th day of September, 2010.

Douglas Graeff

Marcella Graeff

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Douglas Graeff and Marcella Graeff the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of September, 2010.

Commission expires:

June 5, 2012

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210090095

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

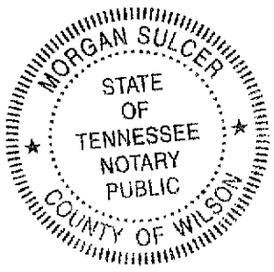
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013