Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $51,750.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2011.

Notary Public

My commission expires: 2-19-13

(Notary Stamp)

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

BILL GARRETT, Davidson County
Trans:T20110016304 DEEDWARR
Recvd: 03/21/11 08:36 2 pgs
Fees:13.00 Taxes:191.48
20110321-0021615

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Chad Harvey** | **New Owner** | **162-12-0-A-098.00CO** |
| **POB 327** | | |
| **Nashville, GA 31639** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Veronica Kolczynski, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Chad Harvey, 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 Lot No. 98, Brittany Park Subdivision, Phase I-B, First Revision, of record in Plat Book 9700, page 610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Veronica Kolczynski, unmarried, by Warranty Deed, from Carlton Enterprises, Inc., of record in Book 11024, page 602, Dated June 22, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 9700, page 610, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10016, page 870 and amended in Book 10772, page 988, Book 11398, page 4 and Instrument No. 20021025-0130771, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 10016, page 900, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 9938, page 753, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association of record in Book 10789, page 173, Book 10021, page 60 and Book 11398, page 193, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 8113, page 849 and Book 8128, page 92, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 11444, page 145, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, page 998, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 10016, page 891, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1040 Brittany Park Drive, Antioch, TN 37013.

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 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 11th day of March, 2011.

Veronica Kolczynski

**STATE OF TENNESSEE )**
**COUNTY OF )**

Personally appeared before me, a Notary Public of said County and State, Veronica Kolczynski , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2011.

*Notary Public*

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100556CD**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**