WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049579 DEEDWARR
Recvd: 07/05/12 13:49 2 pgs
Fees:13.00 Taxes:288.60
20120705-0059143

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
April L. Brown	New Owner	162120A01600 CO
(NAME)	(NAME)	
211 Brittany Park Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

DAVID R.A. ROGERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

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, WE, Jesus Garcia and Catherine E. Garcia, and Zeno Early, Jr., Joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO April L. Brown, 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:

LOCATED and being situated in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 16, Phase 1A, Brittany Park Subdivision, a Planned Unit Development, as shown of record in Map Book 9700, page 263, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

Being the same property conveyed to Jesus Garcia and wife, Catherine E. Garcia, and Zeno Early, Jr., Joint tenants with right of survivorship, by deed of record in Book 10441, Page 61, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Brittany Park Subdivision of record in Map Book 9700, page 263, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 7900, page 998, Register's Office for Davidson County, Tennessee. Charter for Brittany Park Subdivision Homeowners Association of record in Book 10016, page 900, said Register's Office. Terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Brittany Park of record in Book 10016, page 870, as amended in Book 10772, page 988, Book 11398, page 4, and Instrument No. 20021025-0130771, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 10016, page 891, said Register's Office. Conveyance of Common Area of record in Book 10021, page 60, Book 10789, page 173, and Book 11398, page 193, said Register's Office. Stormwater Detention Agreements of record in Book 8174, page 198 and Book 9938, page 753, said Register's Office. Easements of record in Book 4202, page 797, Book 7968, page 191, Book 8113, page 849 and Book 8128, page 92, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 211 Brittany Park Circle, Antioch, TN 37013

(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 our hands this 29th day of June, 2012.

Zeno Early Jr.

Jesus Garcia

Catherine E. Garcia

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 Jesus Garcia and Catherine E. Garcia, and Zeno Early, Jr.,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of June, 2012.

Commission expires:

Notary Public

