Return to:

1205

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

BILL GARRETT, Davidson County
Trans:T20150034193 DEEDWARR
Recvd: 05/05/15 08:29 2 pgs
Fees:13.00 Taxes:480.63
20150505-0040577

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brooke D. Calfas
606 Bradburn Village Circle
Antioch, TN 37013

MORTGAGEE
American Mortgage Service Co.
341 Cool Springs Blvd, # 420
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 164-06-0-B
PARCEL 139.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Pinhook Development, LLC,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brooke D. Calfas and Matthew S. Calfas, wife and husband,** 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 Unit No. 96 on the plan of The Townhomes of Bradburn Village, Phase Three, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121109-0103798, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Pinhook Development, LLC, by Quitclaim Deed from Jimmy E. Allen, Trustee of the Jimmy E. Allen Revocable Trust, dated January 6, 2015 and filed of record in Instrument No. 20150108-0002075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20060816-0101099; First Amendment to Declaration of record in Instrument No. 20070717-0084884; Amended and Restated Declaration of record in Instrument No. 20070817-0098536; Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121109-0103798; Charter of record in Instrument No. 20060823-0103546; Right of Way of record in Book 3644, Page 317, Book 3670, Page 396, and in Book 4579, Page 913; TVA Transmission Line Easement of record in Book 5799, Page 662; Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Quitclaim Deed for Open Space of record in Instrument No. 20060823-0103545; Grant of Easement of record in Instrument No. 20070622-0074712; Corporate Conveyance of Easement of record in Instrument No. 20080807-0081447; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20121109-0103798, Register's Office for Davidson County, Tennessee.

This is the part of description as in previous deed of record.

- a Tennessee limited liability company

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **606 Bradburn Village Circle 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, 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 23rd day of April, 2015.

Pinhook Development, LLC

By: _____
Sonya Tate, Authorized Agent

STATE OF Tennessee
COUNTY OF Wilson

On this 23rd day of April, 2015, before me personally appeared Sonya Tate, to me known (or proved to me on the basis of satisfactory evidence), to be the Authorized Agent of Pinhook Development, LLC and who executed the foregoing instrument as Authorized Agent of Pinhook Development, LLC for the purposes therein contained in behalf of Pinhook Development, LLC.

Witness my hand and official seal this 23rd day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $129,900.00.

_____
AFFIANT

Subscribed and sworn to before me this 23rd day of April, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 11-21-2018

JUDY PAINTER-ROSE
Notary Public
Williamson County, State of Tennessee
My Commission Expires November 21, 2018