BILL GARRETT, Davidson County
Trans:T20150034826 DEEDWARR
Recvd: 05/06/15 09:25 2 pgs
Fees:13.00 Taxes:1243.20
20150506-0041221

WARRANTY DEED

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Karen McClusky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF MAY, 2015.

Michelle W Locke
Notary Public

MY COMMISSION EXPIRES: 10/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NO(S).
Kyle L. Brown and Amy Brown	Same	155 16 0A 386.00
(NAME)	(NAME)	
6420 Holly Trace Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty-Six Thousand And No/100 Dollars ($336,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **William A. Zagorski and Molly E. Zagorski, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kyle L. Brown and Amy Brown, husband and wife**, 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. 386 on the Plan of Traceside, Section II, of record in Plat Book 11700, Page 59, and Inst. No. 20000922-0094253, Register's Office, Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to William A. Zagorski and Molly E. Zagorski, husband and wife by Warranty Deed from Melissa Norman and Paul McClusky, as joint tenants with right of survivorship dated September 9, 2011 and recorded September 15, 2011 as Instrument No. 20110915-0071481, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6420 Holly Trace Court, Nashville, TN 37221

File Number: FRN-151925

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, has 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 4th day of May, 2015.

William A. Zagorski

Molly E. Zagorski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. William A. Zagorski and Molly E. Zagorski, husband and wife, the within named bargainor, 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, this the 4th of May, 2015.

Notary Public

My Commission Expires: 10-5-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-151925