PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150073435 DEEDWARR
Recvd: 08/28/15 15:59 2 pgs
Fees:13.00 Taxes:991.60
20150828-0087629

W & I Ref: (DM) Title No.: 57785
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Loan Thi Anh Tran 7713 Book Glen Way Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 156010D00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$268,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Primavera and Patricia Primavera, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Loan Thi Anh Tran, a married woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brook Glen, a Planned Unit Development, as of record in Book 9700, page 128, Register's Office for said County, to which said Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Primavera and wife, Patricia Primavera by Warranty Deed from W. Bryan Frasher and wife, Traci L. Frasher, dated November 29, 2005 and recorded on December 6, 2005 of record in Instrument No. 20051206-0146319, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 128, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10276, page 286, Charter of Brook Glen Homeowners Association of record in Book 10477, page 552. said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7713 Brook Glen Way, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24 day of August, 2015.

Robert Primavera
Robert Primavera

Patricia Primavera

ERIK SURACI
Notary Public
Connecticut
My Commission Expires Jun 30, 2018

ERIK SURACI NOTARY PUBLIC CONNECTICUT

State of Connecticut

County of New Haven

On this 24 day of August, 2015, before me the undersigned authority, personally appeared Robert Primavera and Patricia Primavera, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 06/30/15

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $268,000.00.

Matthew Islieb
Affiant

Sworn and subscribed before me this 24 day of August, 2015.

Notary

My Commission Expires: 06/30/18

ERIK SURACI
Notary Public
Connecticut
My Commission Expires Jun 30, 2018

ERIK SURACI NOTARY PUBLIC CONNECTICUT