BILL GARRETT, Davidson County
Trans:T20150102191 DEEDWARR
Recvd: 12/03/15 08:46 2 pgs
Fees:13.00 Taxes:937.95
20151203-0121761

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2194

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William M Kanze Constance Esper- Kanze 408 Old Towne Drive Brentwood, TN 37027	Bank of America 4500 Amon Carter Blvd Fort Worth,Tx 76155	160-16-C-23.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $253,500.00

Constance Esper-Kanze
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2015.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-18-19
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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. We **Susan Brown, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William M Kanze and Constance Esper- Kanze, 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 Unit No. 23 on the plan of The Terraces at Brentwood Chase, of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Brown, an unmarried woman by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Tennessee limited partnership, dated July 5, 2001, recorded July 18, 2001, of record in Instrument No. 20010718-0076150, Register's Office for Davidson County, Tennessee.

This is Improved property located at: **408 Old Towne Drive, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2016, and subsequent years. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **November, 2015.**

GRANTOR(S)

Susan Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Susan Brown** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **November, 2015.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: