BILL GARRETT, Davidson County
Trans:T20150106371 DEEDWARR
Recvd: 12/16/15 15:33 2 pgs
Fees:13.00 Taxes:1276.50
20151216-0126664

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2015.

Notary Public

My commission expires: 8-23-2016

(Notary Stamp) ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Stephanie L. Brown and Zachary F. Gates | LEGACY HOME LOANS LLC | 142-13-0B-016.00-CO |
| 1021 Morrisey Court | 4025 HILLSBORO RD. #601 | |
| Nashville, TN 37221 | NASHVILLE, TN 37215 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Thomas Andl and Claudia D. Andl, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Stephanie L. Brown, an unmarried person and Zachary F. Gates, an unmarried person**

(hereinafter called the "Grantee"), his 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. 184 on the Plan of Final Plat of Riverside, Phase 4B of record in Plat Book 9700, Page 750, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Andl and Claudia D. Andl, husband and wife by Warranty deed from Serim Huh and Soyoun H. Paik, husband and wife of record in Instrument No. 20080205-0012052 Register's Office for Davidson County, Tennessee, dated January 31, 2008 and recorded on FEBRUARY 5, 2008.

This is improved property known as **1021 Morrisey Court, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 9700, Page 750, Covenants, Conditions and Restrictions of record in Book 7185, Page 619 and Book 7405, page 780, Book 8104, page 211, Book 11063, page 996, Instrument Number 20040419-0044162, extended in Instrument Number 20091124-0108147 and further amended in Instrument Number 20091204-0111306, Charter for Homeowner's Association of record in Book 7829, Page 703, Conveyance of open space to Riverside Homeowners Association, Inc., of record in Instrument Number 20040608-0067843, Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20041019-0125877, all matters shown on the Boundary Plat of record in Plat Book 6900, Page 490, Waterline Easement of record in Book 6970, Pages 275 and 281, Easement for Public Utilities of record in Book 6970, Page 278, Easements contained of record in Deed Book 7103, Page 48, Book 7215, Page 899, Easement for Metropolitan Government of Nashville Davidson County, Tennessee of record in Book 6972, Page 45, Agreement for Right of Way of record in Book 7400, Page 645, Drainage Easements contained of record in 7574, Page 645, Sewer Easements contained of record in Book 7489, Page 638 and Book 7803, Page 642, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of December, 2015.

Thomas Andl

Claudia D. Andl

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Thomas Andl and Claudia D. Andl, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of December, 2015.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 150435
8119 Isabella Lane, Ste 104
Brentwood, TN 37027

SP 11/2015