BILL GARRETT, Davidson County
Trans:T20160007141 DEEDWARR
Recvd: 01/27/16 12:54 2 pgs
Fees:13.00 Taxes:429.20
20160127-0007894

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF January, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G16-3827D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Niznik Investros, LLC (NAME)	New Owner (NAME)	164060B03300CO
565 Bradburn Village Circle (STREET ADDRESS)	8351 St. Danasus Dr (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville TN 37211 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Sherria N. Brown King, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Niznik Investors, LLC,** 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. 33, together with the appurtenant interest in the common elements of Townhomes of Bradburn Village, a horizontal property regime established by The Amended and Restated Declaration of covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Amended and Restated Declaration of Covenants, Conditions and Restrictions, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sherria N. Brown, a single person from Beazer Homes Corp., a Tennessee Corporation, by Deed dated March 27, 2009, as Instrument No. 20090406-0031102, in the Register's Office for Davidson County, Tennessee.
Sherria N. Brown is now married and now known as Sherria N. Brown King.
Brandon King joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictive Covenants contained in instrument of record in Instrument No. 200608196-0101099, Instrument No. 20070717-0084884, Instrument No. 20070817-0098536 and Instrument No. 20121109-0103798, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee.
3. Notice of Completion as recorded in Instrument No. 20090406-0031101, Register's Office for Davidson County, Tennessee.

4. Easement access to utility pump as recorded in Instrument No. 20070622-0074712 and Ease Cable and Conduit as recorded in Instrument No. 20080807-0081447, Register's Office for Davidson County, Tennessee.
5. Parent Tract: Easement to Colonial Pipeline as recorded in Book 3670, page 396, Book 4579, Page 913 and Book 3644, Page 317, Register's Office for Davidson County, Tennessee.
6. USA Transmission Line Ease as recorded in Instrument No. 20020909-0109148 as referenced in Book 5799, Page 662, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 565 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. 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.

Witness my/our hand(s) this 25th day of January, 2016.

Sherria N. Brown King

January 25, 2016
Date

Brandon King

January 25, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Sherria N. Brown King and Brandon King, wife and husband, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of January, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066