WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160034722 DEEDWARR
Recvd: 04/27/16 13:03 2 pgs
Fees: 13.00 Taxes: 1443.00
20160427-0041068

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-23-16

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8076 GRIEB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brian C. Grieb and Cassandra B. Grieb		171040A05800CO
5557 Nevil Point		
Brentwood, TN 37027		

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 HEREBY ACKNOWLEDGE, WE,

JAMES C. MILLS AND ELIZABETH D. FERLUGA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN C. GRIEB AND CASSANDRA B. GRIEB, 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 48, Brownstone, Section Two, Revision One, as shown on plat of record in Plat Book 9700, Pages 942-943, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James C. Mills and Elizabeth D. Ferluga by Warranty Deed from Hamid Durani, married, recorded on the 27th day of February, 2013 in Instrument No. 20130227-0019689, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROWNSTONE, SECTION TWO, REVISION ONE, as recorded in Plat Book 9700, Page(s) 942-943 and Boundary Plat recorded in Plat Book 9700, Page 455, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10658, Page 952, Book 11276, Page 618 and Instrument No. 20010118-0005696 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 10659, Page 15.

f. Conveyance of Open Space to Homeowners Association recorded at Instrument No. 20010719-0076872.

This is improved property known as 5557 Nevil Point, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 18th day of April, 2016.

James C. Mills

Elizabeth D. Ferluga

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, JAMES C. MILLS AND ELIZABETH D. FERLUGA, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Chattanooga, Tennessee, this 18th day of April, 2016.

Amy C Stromberg

Notary Public

My Commission Expires: 12/20/2016

AMY C. STROMBERG
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY