BILL GARRETT, Davidson County
Trans:T20160073675 DEEDWARR
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Fees:13.00 Taxes:999.00
20160824-0088334

WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
S'Lena Chacon	NEW OWNER	160 16 0C 028.00
(NAME)	(NAME)	
401 Old Towne Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy Thousand And No/100 Dollars ($270,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patrick Tholey and Brianna Tholey, a married couple**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **S'Lena Chacon, a single person**, 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:

Certain property in Davidson County, Tennessee, described as Unit No 28 of The Terraces at Brentwood Chase, a Horizontal Property Regimes located on Old Town Drive, in Brentwood, Tennessee, together with Easements as shown on the plat of The Terraces at Brentwood Chase, recorded in Instrument No 20001103-0109137, said Register's Office, and described in a Declaration of Covenants, Conditions, & Restrictions as recorded in Instrument No 20001214-0123057 as amended in Instrument No 20010119-0005975, Instrument No 20010328-0029845 and Instrument No 20041206-0144631, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Terraces at Brentwood Chase, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws appended thereto, recorded In Instrument No 20001214-0123058, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Patrick Tholey and Brianna Tholey, a married couple by Warranty Deed from Russell James Bartley, an unmarried man dated July 30, 2013 and recorded August 1, 2013 as Instrument No. 201308010080220, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 401 Old Towne Drive, 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, 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, has 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. 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 hands this 4th day of August, 2016.

Patrick Tholey

Brianna Tholey

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patrick Tholey and Brianna Tholey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: FRN-164726SSO