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BILL GARRETT, Davidson County
Trans:T20160086149 DEEDWARR
Recvd: 09/30/16 12:12 2 pgs
Fees:13.00 Taxes:554.63
20160930-0103308

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
248-B Jackson Meadows Dr
Hermitage, TN 37076

#1384

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	PARCEL NO.]
George Walter Panagiotis	Same address	Map 164-06-0-B-
606 Bradburn Village Circle	Do new owner	Parcel 139.00CO
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brooke D. Calfas and husband, Matthew S. Calfas,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **George Walter Panagiotis, a married man,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 96, on the Plan of The Townhomes of Bradburn Village, Phase Three, as shown as Exhibit "A" of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121109-0103798, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brooke D. Calfas and Matthew S. Calfas, wife and husband by warranty deed dated April 23rd, 2015 from Pinhook Development, LLC of record in Instrument No. 20150505-0040577, said Register's Office.

This instrument is executed on behalf of Brooke D. Calfas and Matthew S. Calfas by Stephanie Hegel, their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20160930-0103307 **, said Register's Office.**

This conveyance is subject to the following:

1. **2016 Taxes, a lien now yet due and payable and assumed by Grantee.**
2. **Restrictions and Charter of record in Instrument No. 20060816-0101099, 20070717-0084884, 20070817-0098536, 201211009-0103798 and in 20060823-0103546, said Register's Office.**
3. **Easements of record in Book 3544, page 317, Book 3670, page 396, Book 4579, page 913, Book 5799, page 662, Instrument No. 20060608-0068199, 20070622-0074712, 20080807-0081447, said Register's Office.**
4. **Deed for open space of record in Instrument No. 20060823-0103545, said Register's Office.**
5. **Any and all matters appearing on the plan of record in Plat Instrument No. 20121109-0103798, said Register's Office.**

This is improved property commonly known as **606 Bradburn Village Circle, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me this 27th day of September, 2016.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary public:
My commission expires: 8/18/18

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of September, 2016.

Brooke D. Calfas by:
Stephanie Hegel, Attorney-In-Fact
BROOKE D. CALFAS, by
Stephanie Hegel, Attorney-In-Fact

Matthew S. Calfas by:
Stephanie Hegel, ATTORNEY-IN-FACT
MATTHEW S. CALFAS, by
Stephanie Hegel, Attorney-In-Fact

[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 **STEPHANIE HEGEL, AS ATTORNEY-IN FACT FOR BROOKE D. CALFAS AND MATTHEW S. CALFAS** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 2016.

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/21/2018