WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160086712 DEEDWARR
Recvd: 10/03/16 12:13 2 pgs
Fees: 13.00 Taxes: 1550.30

20161003-0103960

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 2.25.19

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Bacon McGee	Susan Bacon McGee	064-03-0A-019.00-CO
(NAME)	(NAME)	
4008 Brandywine Pointe Boulevard	4008 Brandywine Pointe Boulevard	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Norman H. Hanauer and Kim Hanauer, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Susan Bacon McGee and W. David McGee, Husband and Wife**, hereinafter called the GRANTEE(S), 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 No. 2, on the Final Plat of Phase Two-B, Brandywine Pointe, of record in Plat Book 9700 Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Norman H. Hanauer by Warranty Deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, dated 04/23/1996, recorded 04/23/1996, of record in Book 10024, Page 441, in the Register's Office for Davidson County, Tennessee.

The said Norman H. Hanauer is joined in this conveyance by his Wife, Kim Hanauer to waive and all rights in said property.

All matters shown on the plat of record in Plat Book 9700, Page 104, in the Register's Office for Davidson County, Tennessee. All matters shown on the boundary plat of record in Plat Book 7900, Page 156, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 8120, Page 170, Rules & Regulations of record in Instrument No. 20151207-0122778, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 9976, Page 123, in the Register's Office for Davidson County, Tennessee. Amendment to By-Laws of Brandywine Pointe Community Association, Inc., of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee. Charter of Brandywine Pointe Community Association, Inc., of record in Book 9013, Page 39 and Book 9117, Page 77, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4008 Brandywine Pointe Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of September, 2016.

Norman H. Hanauer

Kim Hanauer

State of Tennessee
County of Wilson

Personally appeared before me Norman H. Hanauer and Kim Hanauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of September, 2016.

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY