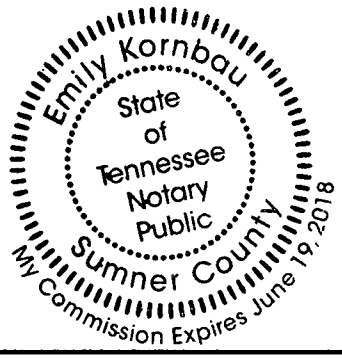
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-19-18

(AFFIX SEAL)

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
Audrey D. McMillan		064 03 0A 107.00
(NAME)	(NAME)	
2004 Dunedin Cove	New Owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160090246 DEEDWARR
Recvd: 10/13/16 09:36 2 pgs
Fees:13.00 Taxes:1348.65

20161013-0108194

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, **Roger Krancer, and wife Velda Krancer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Audrey D. McMillan, married**, 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. 180, on the Final Plat of Phase Eleven, Section Two, Brandywine Pointe (a Planned Unit Development), of record in Plat Book 9700, Page 241, 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 Roger Krancer and wife, Velda Krancer by Warranty Deed from Zaring Homes, Inc., dated 04/29/1997, recorded 04/30/1997 of record in Book 10434, Page 403, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 9700, Page 241, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10194, Page 767, Amendment to By-Laws of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Drainage Easement of record in Book 11150, Page 114, 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 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 2004 Dunedin Cove, 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 3rd day of October, 2016.

Roger Krancer

Velda Krancer

State of Tennessee
County of Wilson

Personally appeared before me Roger Krancer and Velda Krancer, 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 3rd day of October, 2016.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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