THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16109774

BILL GARRETT, Davidson County
Trans: T20160099260 DEEDWARR
Recvd: 11/09/16 13:40 2 pgs
Fees: 13.00 Taxes: 758.50
20161109-0118650

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $204,999.00

Affiant

Subscribed and sworn to before me, this 4th day of November, 2016.

Notary Public
My Commission Expires: 02/26/17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Carl Brown Lori Ann Brown 3133 Hidden Creek Drive Antioch, TN 37013-4565	New Owner	Tax Parcel ID No. 173-16-0A-060.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenn Kraft and Andrea Kraft, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Carl Brown and Lori Ann Brown, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glenn Kraft and Andrea Kraft, husband and wife by Warranty deed from Cody L. O'Doherty and Peter O'Doherty, wife and husband of record in Instrument No. 20120726-0065639 Register's Office for Davidson County, Tennessee, dated July 13, 2012 and recorded on July 26, 2012.

The execution of this instrument is effected by the signature of Glenn Kraft as Attorney-in for Andrea Kraft, which Power of Attorney is recorded in Instrument No. 20161109-0118649, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument No. 20030213-0020016 and Surveyors Certificate of Correction recorded on November 20, 2003 in Instrument No. 20031120-0169641, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020514-0059176, as amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065 and Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color,

religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Instrument No. 20030303-0027389, as amended in Instrument No. 20090908-0084136, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument No. 20020202-0027388, as amended in Instrument No. 20081230-012365, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common area to HOA of record in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3133 Hidden Creek Drive Antioch TN 37013-4565

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2016.

Glenn Kraft

Glenn Kraft

Andrea Kraft by Glenn Kraft as Attorney-in-fact

Andrea Kraft by Glenn Kraft as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

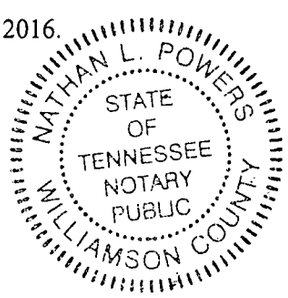
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenn Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2016.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn Kraft, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Andrea Kraft of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of November, 2016.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

