Davidson County DEEDWARR
Recvd: 05/02/17 10:05 2 pgs
Fees:13.00 Taxes:1184.00
20170502-0042944

WARRANTY DEED

Anne Marie Angel State of Tennessee Notary Public Davidson County

GRN-172220

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Andrea Kathleen Dixon	New Owner	171-2A-99
(NAME)	(NAME)	
207 Glenstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170887

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Luxe Property Solutions, LLC, a Nevada limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andrea Kathleen Dixon, an unmarried woman,** 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. :

Land in Davidson County, Tennessee, being Unit No. 99 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, page 4, amended in Book 6900, page 329, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luxe Property Solutions, LLC, a Nevada Limited Liability Company by deed from Helen C. Ogles, dated November 17, 2016, of record in Instrument No. 20161121-0112421, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

The premises described herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime of Brentwood Villa, Phase 3B, of record in Book 6923, Page 943, amended in Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18, amended in Book 7266, Page 84, Book 7423, Page 574 and Book 8074, Page 564, said Register's Office.

Subject to a Force Main Easement of record in Instrument No. 20030707-0093162, said Register's Office.

Subject to Grant of Easement of record in Instrument No. 20120124-0006661, said Register's Office.

Subject to a Storm Water Detention Agreement of record in Book 6385, page 814, said Register's Office.

Subject to Easements for Water Mains of record in Book 8127, page 782 and Book 8128, Page 17, said Register's Office.

Subject to Easements for Sanitary Sewer of record in Book 8127, page 666, said Register's Office.

Subject to Easement for Force Main and Pumping Station of record in Book 8127, page 802, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 207 Glenstone Circle, Brentwood, TN 37027
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of April, 2017

Luxe Property Solutions, LLC

BY: _____ Manager

STATE OF Tennessee
County OF ~~Sumner~~ Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chad Angus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Luxe Property Solutions, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as (or other authorized officer).

Witness my hand, at office, this 27th of April, 2017.

_____
Notary Public
My Commission Expires: 8/13/18

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY