PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170046840 DEEDWARR
Recvd: 06/02/17 10:27 2 pgs
Fees:13.00 Taxes:4070.00
20170602-0054983

W & I Ref: (DM) Title No.: 59010
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven M. England Cynthia J. England 1148 Safety Harbor Cove Old Hickory, TN 37138	New Owner 1148 Safety Harbor Cove Old Hickory TN 37138

TAX MAP PARCEL NUMBERS: 064030B09200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Halstead and Patricia Halstead, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven M. England and Cynthia J. England, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Brandywine Pointe, Phase Six Section One of record in Book 7900, page 805, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Halstead and wife, Patricia Halstead, by Warranty Deed from Christopher Jackson, unmarried and Mary Catherine Jackson, unmarried, dated May 21, 2013 and recorded on May 28, 2013 of record in Instrument No. 20130528-0053510, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 805, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Non-Exclusive Easement for parking, ingress and egress to Brandywine Pointe Doc Association, Inc., of record in Book 11108, page 555, said Register's Office. Lease for Brandywine Pointe Community Association of record in Book 9128, page 615 and Assignment and Assumptions Agreement of record in Instrument No. 19991208-0301171, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 9485, page 885, Book 8120, page 170, Book 8671, page 484, Book 9010, page 627, Book 9485, page 885, Book 10721, page 835, Instrument No. 20151207-0122778, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Dock Association, Inc., of record in Book 8695, page 379, Book 9145, page 957, Book 9576, page 846, Book 9776, page 427, Book 10447, page 711, Book 10684, page 324, said Register's Office. Charter of Brandywine Pointe Dock Association, Inc. of record in Book 8637, page 563, said register's Office. Charter of Brandywine Pointe Community Association of record in Book 9013, page 39 and Book 9117, page 77, said Register's Office.

This is improved property, known as 1148 Safety Harbor Cove, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2017.

Brian Halstead **Patricia Halstead**

State of Tennessee

County of Davidson

On this 1st day of June, 2017, before me the undersigned authority, personally appeared Brian Halstead and Patricia Halstead, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2017.

Notary

My Commission Expires: 3/20/18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY