Warranty Deed

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$420,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th day of June, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 05/30/2018
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet G. Drake 4017 Brandywine Pointe Blvd. Old Hickory, TN 37138	New Owner	064.03-0A-024.00CO

For and in 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, we,

Audrey M. Richmond, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Janet G. Drake, 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:

Being Lot No. 7, Phase Two-A on the Plan of Brandywine Point Subdivisioin, as of record in Plat Book 7900, Page 351, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert E. Richmond and wife, Audrey M. Richmond by Deed from Jerry M. Wilkes and wife, Linda S. Wilkes dated November 22, 2000 of record in Instrument No. 20001128-0116359, Register's Office for Davidson County, Tennessee. Property now vested in Audrey M. Richmond conveyed by Quitclaim Deed dated May 22, 2002 of record in Instrument No. 20020523-0062847, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 351, Register's Office for Davidson County, Tennessee.
3) Property is subject to HOA Charter of record in Book 9013, Page 39 and Book 9117, Page 77, said Register's Office.
4) Property is subject to By-Laws of record in Book 10721, Page 835, said Register's Office
5) Property is subject to Restrictive Covenants contained in Book 8544, Page 818; as amended in Book 8671, Page 484; and Book 9010, Page 627; Rules & Regulations for HOA of record in Instrument No. 20151207-0122778, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4017 Brandywine Pointe Blvd., Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20170053149 DEEDWARR
Recvd: 06/21/17 11:38 2 pgs
Fees:13.00 Taxes:1554.00
20170621-0062473

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my hand(s) this 20th day of June, 2017.

Audrey M. Richmond

Audrey M. Richmond

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Audrey M. Richmond, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2017.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076