WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39444

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Gramling	NEW OWNER	162-12-OA-032.00
(NAME)	(NAME)	
200 Brittany Park Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Richard Do and wife, Trang Doan and Tri Phan and wife, Hang Ho**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Gramling and Mark Gramling, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 32, on the Final Plat, Brittany Park, Phase 1A, of record in Plat Book 9700, Page 46, 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 Richard Do and wife, Trang Doan & Tri Phan and wife, Hang Ho by Quitclaim Deed from Richard Do, dated 12/28/2011 recorded 04/19/2012, of record in Instrument No. 20120419-0033552, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Page 46, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 7900, Page 998, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 10016, Page 870, Amendment to Declaration of record in Instrument No. 20021025-0130771, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 4202, Page 787, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 7968, Page 191, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20170076819 DEEDWARR
Recvd: 09/01/17 10:46 2 pgs
Fees: 13.00 Taxes: 518.00

20170901-0090067

Nonexclusive Easement Agreement of record in Book 8113, Page 849, First Amendment of record in Book 8128, Page 92, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreements of record in Book 8174, Page 198, Book 9938, Page 753, in the Register's Office for Davidson County, Tennessee.
Charter of Brittany Park Subdivision Homeowners' Association of record in Book 10016, Page 900, in the Register's Office for Davidson County, Tennessee.
Deed to the Homeowners Association of record in Book 10021, Page 60, 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 200 Brittany Park Circle, Antioch, TN 37013
(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), their heirs and/or 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), their heirs and/or 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 30th day of August, 2017.

Richard Do

Trang Doan

Tri Phan

Hang Ho

State of Tennessee
County of Williamson

Personally appeared before me Richard Do, Trang Doan, Tri Phan, and Hang Ho, 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 30th day of August, 2017.

Notary Public
My Commission Expires: 8/18/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr.
State of Tennessee
Notary Public
Williamson County