Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 370 DEEDWARR
09/12/2017 11:52:29 AM 2 pgs
Fees: $13.00 Taxes: $1,091.13
20170912-0093284

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $294,900.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2017.

Notary Public
My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

02-1708-50277

Address of New Owner:	Send Tax Bills to:	Tax Information:
Karlie & Bradley Burkhalter 1105 Wyntergrace Farm Court Old Hickory TN 37138	Same address as New Owner	064-08-0-A-002.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie Collins, now known as Stephanie Collins Brown, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karlie Burkhalter and Bradley Burkhalter, wife and husband**, hereinafter called the Grantees, their successors 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 Lot No. 2, on the Plan of Merritt Downs Section One, of record in Instrument No. 20010523-0053201, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Coulter, an unmarried woman by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, recorded December 5, 2003, of record in Instrument No. 20031205-0175342, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephanie Collins by deed from Susan H. Bryant, unmarried (formerly Susan Coulter) and Richard H. Leipzig, unmarried, dated September 11, 2015, recorded September 15, 2015, of record in Instrument No. 20150915-0093311, Register's Office for Davidson County, Tennessee. Richard H. Leipzig joined in the conveyance to convey any rights he may have acquired through his former marriage to Susan H. Bryant.

Susan Coulter is one and the same person as Susan H. Bryant.

Charles Brown joins in executing this deed, conveying any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1105 Wyntergrace Farm Court, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 7th day of September, 2017.

Stephanie Collins Brown

Charles Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stephanie Collins Brown and Charles Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 7th day of September, 2017.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY