Bill Garrett Davidson County
Batch# 34126 DEEDWARR
12/06/2017 11:29:12 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20171206-0124498

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer K. Brown and William G. Brown, , Jr.	Franklin American Mortgage Co.	181030A19600
(NAME) 6639 Broken Bow Drive	(NAME) 6100 Tower Circle #600	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS ($299,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JOHN VOGELAAR AND WIFE JANET VOGELAAR,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JENNIFER K. BROWN AND WILLIAM G. BROWN, , JR., WIFE AND HUSBAND
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 Lot No. 196, on the Plan of Section Three of Indian Creek Estates, of record in Plat Book 9700, Page 817, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Vogelaar and wife, Janet Vogelaar by deed from Khalid J. Ayesh, of record in Instrument 20030311-0031984, said Register's Office, dated February 24, 2003.

This conveyance is subject to Restrictions and By-Laws of record in Book 11708, Page 575, amended in Book 10752, Page 552; Instrument 200007270074152; Instrument 20030509-0062505; Instrument 20050118-0006063; Instrument 20060523-0060562; Instrument 20070606-0067790; Instrument

20070606-0067791; Instrument 20140403-0027632; Instrument 20160809-0082902; Book 11033, Page 509; amended in Instrument 20000727007415 3, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 817, said Register's Office; (3) PUD Boundary of record in Plat Book 9700, Page 391, said Register's Office; (4) Cemetery Easement of record in Book 5059, Page 374, and Book 6549, Page 403, said Register's Office; (5) Storm Water Detention Agreement of record in Book 10729, Page 380, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6639 Broken Bow Drive, Antioch, TN 37013
(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 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 our hands this 1st day of December, 2017.

John Vogelaar

Janet Vogelaar

Janet Vogelaar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that John Vogelaar and wife Janet Vogelaar personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of December, 2017.

Notary Public

My Commission Expires: 3/10/19

(SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.