WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-07-19

(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bill Garrett
Batch# 72014
03/22/2018 09:40:55 AM
Fees: $13.00 Taxes: $628.63

Davidson County
DEEDWARR
2 pgs

20180322-0027009

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mildred Cason	First Community Mortgage, Inc.	
(NAME)	(NAME)	
2316 Benay Road	275 Robert Rose Dr.	052130B04000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(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, **BR Real Estate Holdings, llc**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mildred Cason, a single woman**, hereinafter called the GRANTEE(S), 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. 55 on the plan of Condominium Site Plan Phase II-A River Glen, of record in Plat Book 6900, Page 818, as established by Master Deed and Bylaws for River Glen, a Horizontal Property Regime recorded in Book 7566, Page 571, Declaration of Submission of River Glen Phase II-A to Master Deed and Bylaws recorded in Book 7724, Page 289 and First Amendment to Master Deed and Bylaws for River Glen Homeowners Association recorded in Instrument No. 20040915-0111299, Register's Office for said County, to Which reference is made for a more complete description.

Being the same property conveyed to BR Real Estate Holdings, LLC, a South Carolina limited liability company by Warranty Deed from Janice C. Fruci, dated 02/05/2018, recorded 02/12/2018 of record in Instrument No. 20180212-0013990, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Page 818, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7566, Page 571, First Amendment to Master Deed of record in Instrument No. 20040915-0111299, Resolution of record in Instrument No. 20040915-0111301, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7724, Page 289, in the Register's Office for Davidson County, Tennessee. Warranty Deed of Flowage Easement of record in Book 2200, Page 119, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee. Plat Map of record in Book 6900, Page 650, in the Register's Office for Davidson County, Tennessee. Row Map of record in Book 6900, Page 804, in the Register's Office for Davidson County, Tennessee. Revised Row Map of record in Book 6900, Page 808, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7061, Page 172, Book 7061, Page 196, Book 9523, Page 164 and Book 9523, Page 168, in the Register's Office for Davidson County, Tennessee. Order of Possession of

record in Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee. Agreed Final Order of record in Book 11201, Page 708, in the Register's Office for Davidson County, Tennessee. Open Space of record in Instrument No. 20030319-0036614, in the Register's Office for Davidson County, Tennessee. Charter contained in Article of Incorporation of River Glen Homeowners Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee. Charter of River Glen Property Owners Association, Inc., of record in Instrument No. 20020425-0051348, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 2316 Benay Road, Nashville, TN 37214

(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), 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), 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 16th day of March, 2018.

BR REAL ESTATE HOLDINGS, LLC

Jeremy Resmer
Organizer

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy Resmer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Organizer the within named bargainor, a Tennessee Limited Liability Company, and that he as such Organizer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Jeremy Resmer, as such Organizer.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 16th day of March, 2018.

Notary Public
My Commission Expires:



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122