Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Bill Garrett Davidson County
Batch# 74841 DEEDWARR
03/29/2018 12:37:37 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20180329-0029487

Name and Address of New Owner:
Cade Calvin England
118 Villa View Court
Brentwood, TN 37027

From Information Furnished The Parties

Map and Parcel 171-02-0A-18.00CO
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LAN TRAN, AN UNMARRIED WOMAN**, has this day bargained and sold and does hereby transfer and convey unto, **CADE CALVIN ENGLAND AND NICOLE MARIE ENGLAND, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Brentwood, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Unit No. 18, Condominium Site Plan, Phase I, Brentwood Villa, according to plat and survey appearing of record in Book 6900, page 4-5, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Lan Tran, an unmarried woman, by deed from Lance E. Dibblee, married, dated April 27, 2016, appearing of record in Instrument No. 20160506-0045160, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Master Deed of record in Book 6923, page 943, Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7226, page 84, and Book 7423, page 574; Easement for Water Mains of record in Book 5155, page 164; Storm Water Detention Agreement of record in Book 6385, page 814; Homeowners Association Charter of record in Book 6936, page 895, amended in Book 7998, page 249 and in Book 8267, page 270; By-Laws of record in Book 7423, page 567 and in Book 8074, page 564; and to any and all matters shown on said plat and survey of record in Book 690, page 4-5; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CADE CALVIN ENGLAND AND NICOLE MARIE ENGLAND, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

LT

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28 day of March, 2018.

Lan Tran

STATE OF Georgia)
)
COUNTY OF Glynn)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Lan Tran and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Brunswick, Georgia, this the 28 day of March, 2018.

OFFICIAL SEAL
NGOC-DUNG T. WATSON
Notary Public, Georgia
GLYNN COUNTY
My Commission Expires
MAY 28, 2019

NOTARY PUBLIC
My Commission Expires: 5/28/2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 28 day of March, 2018.

NOTARY PUBLIC
My Commission Expires: 5/28/2019

OFFICIAL SEAL
NGOC-DUNG T. WATSON
Notary Public, Georgia
GLYNN COUNTY
My Commission Expires
MAY 28, 2019