WARRANTY DEED

Bill Garrett Davidson County
Batch# 75920 DEEDWARR
04/03/2018 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20180403-0031120

STATE OF COLORADO
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-14-19

(AFFIX SEAL)

LATRICA N. OAKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154027547
MY COMMISSION EXPIRES JULY 14, 2019

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

File No.: 18-0157

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eric Stephens and Mary Beth Stephens, husband and wife	New Owner	160160B08200
(NAME) 6115 Brentwood Chase Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
THANH NGUYEN AND WIFE, CHRISTINA ERICSON,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ERIC STEPHENS AND MARY BETH STEPHENS, HUSBAND AND WIFE,
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. 106 on the Plan of Revision One, Section One, Brentwood Chase, of record in Book 9700, Page 936 and 941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Thanh Nguyen and Christina Ericson by deed from Stephen A. Strickland and Catherine Strickland, of record in Instrument 20120802-0068347, dated July 31, 2012, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20000531-0053798 amended in Instrument 20000831-0086366 and corrected in Instrument 20150109-0002674, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 9700, Page 936 and 941, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6115 Brentwood Chase Drive, Brentwood, TN 37027
(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 28 day of March, 2018.

Thanh Nguyen

Christina Ericson

STATE OF COLORADO
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thanh Nguyen and wife, Christina Ericson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this March 28, 2018.

My Commission Expires: 7-14-19

Notary Public

LATRICA N. OAKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154027547
MY COMMISSION EXPIRES JULY 14, 2019

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY