STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2766

Bill Garrett Davidson County
Batch# 122638 DEEDWARR
07/31/2018 11:31:13 AM 2 pgs
Fees: $13.00 Taxes: $910.20
20180731-0074597

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brenda G. Brandenburg (NAME)	New Owner (NAME)	026-07-0-191.00
207 Ashtead Ct (STREET ADDRESS)	" (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lisa Ann O'Connor and Dennis Patrick O'Connor, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda G. Brandenburg, unmarried**, 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 344, on the plan of Windsor Green, Phase II, Section III, as of record in Plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lisa Ann O'Connor, a married woman, and Dennis Patrick O'Connor by Deed dated August 3, 2017, recorded August 9, 2017, in Instrument Number 20170809-0081533, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.

2. Bylaws of record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowners Association of record in Book 8192, Page 65 and Book 6396, Page 542, Register's Office for said County.

4. Common Area conveyed to Homeowners Association of record in Book 7864, Page 369, Register's Office for said County.

5. Easement for Sanitary Sewer of record in Book 6117, Page 290, Register's Office for said County.

6. Easement to Madison Suburban Utility District of record in Book 4377, Page 94; Book 6636, Page 824; and book 7410, Page 996, Register's Office for said County.

7. Restrictions as recorded in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 207 Ashtead Court, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 30th day of July, 2018.

Lisa Ann O'Connor

Dennis Patrick O'Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2018, before me personally appeared Lisa Ann O'Connor and Dennis Patrick O'Connor, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of July, 2018.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066