WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150854 DEEDWARR
10/11/2018 02:33:25 PM 2 pgs
Fees: $13.00 Taxes: $3,663.00

20181011-0101012

O-VRES-18-609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Partizan Revocable Trust Dated 09/13/2018	new owner	
(NAME)	(NAME)	**640-30-B-014.00-CO**
609 Ward Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 consideration, the receipt of which is hereby acknowledged, **BRIAN BRAUSS AND COURTNEY BRAUSS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM E. GRONES, TRUSTEE OF THE PARTIZAN REVOCABLE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 305 on the Plan of Brandywine Pointe, Phase One, Section 2, Estate Section of record in Plat Book 7900, Page 165, and amended in Book 7900, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Brauss and Courtney Brauss by Special Warranty deed from Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP of record in Instrument No. 20130118-0006171 Register's Office for Davidson County, Tennessee, dated December 04, 2012 and recorded on January 18, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 170 through 172, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Boundary Plat of record in Book 7900, Page 156, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8120, Page 188, amendments recorded in Book 8671, Page 484 and in Book 9010, Page 627, Register's Office for Davidson County, Tennessee;
- Restrictions for Brandywine Pointe Boat Dock Association Inc. of record in Book 8695, Page 379, Book 9145, page 947, Book 9476, page 846, Book 9776, page 427, Book 10447, page 711, Book 10684, page 324, in the Register's Office for Davidson County, Tennessee;
- By-Laws of Brandywine Pointe Community Association, Inc. of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee;
- Charter of Brandywine Pointe Community Association, Inc. of record in Book 9013, Page 39 and Book 9117, page 77, in the Register's Office for Davidson County, Tennessee;
- Swimming Pool Encroachment Easement of record in Book 9049, Page 267, in the Register's Office for Davidson County, Tennessee;
- Community Association, Inc. Rules and Regulations of record in Instrument Number 20151207-0122778, in the Register's Office for Davidson County, Tennessee;
- Limited Easement for Encroachment of record in Book 10246, Page 725, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 Ward Circle, Old Hickory, Tennessee 37138**.

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), their heirs and 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), 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 my/our hand(s) this the 5th DAY OF OCTOBER, 2018.

10/4/18
Brian Brauss

10/4/18
Courtney Brauss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212