Karen Johnson Davidson County
Batch# 194783 DEEDWARR
02/13/2019 09:31:14 AM 2 pgs
Fees: $13.00 Taxes: $4,802.60
20190213-0013433

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,298,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2019.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4261

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lerry Charles Wilson (NAME)	Opes Advisors, a Division of Flagstar Bank, FSB (NAME)	64-3-B-92.00
14435 Big Basin Way, 258 (STREET ADDRESS)	P. O. Box 7026 (STREET ADDRESS)	
Saratoga, CA 95070 (CITY) (STATE) (ZIP)	Troy, MI 48007-7026 (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, **Steven M. England and Cynthia J. England, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lerry Charles Wilson, an unmarried man**, 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. 196 on the Plan of Brandywine Pointe, Phase Six Section One of record in Book 7900, Page 805, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Brian Halstead and Patricia Halstead, husband and wife to Steven M. England and Cynthia J. England, husband and wife, as recorded on the 2nd day of July, 2017 in Instrument No. 20170602-0054983 and Warranty Deed from Christopher Jackson, unmarried and Mary Catherine Jackson, unmarried to Brian Halstead and wife, Patricia Halstead, as recorded on the 28th day of May, 2013 in Instrument No. 20130528-0053510, in the Register's Office 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANDYWINE POINTE, PHASE SIX SECTION ONE, as recorded in Plat Book 7900, Page(s) 805 and Boundary Plat recorded in Plat Book 7900, Page 156.
2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8120, Page 170; Book 8671, Page 484; Book 9010, Page 627; Book 9657, Page 242; Book 9485, Page 885 and Instrument No. 20151207-0122778; Dock Association Restriction recorded in Book 8695, Page 379; Book 9145, Page 957; Book 9576, Page 846; Book 9776, Page 427; Book 10447, Page 711 and Book 10684, Page 324.
3. Terms and provisions of By-Laws recorded in Book 10721, Page 835.

4. Charter of Homeowners Association recorded in Book 9013, Page 39 and Book 9117, Page 77.
5. Easement for Dock Easement for Parking/Ingress and Egress, recorded in Book 11108, Page 555.
6. Charter for Dock Association recorded in Book 8637, Page 563.
7. Ground Lease recorded in Book 9128, Page 615 ASG and Assumption recorded at Instrument No. 19991208-0301171.

The 2018 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 1148 Safety Harbor Cove, Old Hickory, TN 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 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 11th day of February, 2019.

x _____
Steven M. England

x _____
Cynthia J. England

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2019, before me personally appeared Steven M. England and Cynthia J. England, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of February, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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