THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 209756 **DEEDWARR**
03/25/2019 02:59:15 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20190325-0026889

ADDRESS NEW OWNER
Leonard Minco
4109 Brandywine Pointe Blvd
AKA 501 Robards Circle
Old Hickory, TN 37138

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 064-03-0-B
PARCEL 005.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William S. Easley, II and Liza S. Spencer, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leonard Minco and Debra T. Minco, 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. 249 on the Revised Plat of Brandywine Pointe, Phase One, Section 2, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William S. Easley, II and Liza S. Spencer by Warranty Deed from Deborah Harper, dated May 25, 2016 and filed in Instrument No. 20160602-0055578, as corrected by Scrivener's Affidavit dated November 30, 2016 of record in Instrument No. 20161130-0125734 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 8120, Page 188, as amended in Book 8671, Page 484, Book 9010, Page 627, and Book 10721, Page 835; The Brandywine Pointe Community Association, Inc. Rules & Regulations of record in Instrument No. 20151207-0122778; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 172, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **4109 Brandywine Pointe Blvd AKA 501 Robards Circle, 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-TE-19-501

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 21st day of March, 2019.

William S. Easley, II

Liza S. Spencer

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William S. Easley, II and Liza S. Spencer, husband and wife, the bargainor(s) 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 21st day of March, 2019.

NOTARY PUBLIC

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

My Commission Expires: 12-18-2021

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Davidson

The actual consideration or value, whichever is greater for this transfer is $640,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of March, 2019.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: 7/6/20