Box 14

32106-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 256684 DEEDWARR
07/15/2019 09:30:22 AM 2 pgs
Fees: $13.00 Taxes: $4,053.13

20190715-0068630

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,095,440.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2019.

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jackson T. Stephens **Angie G. Stephens**	**OWNERS**	**Map 104-13-0-F Parcel 125.00cd**
125 Brighton Close		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christine C. Barggren, Trustee of the Amended and Restated Christine C. Barggren Revocable Trust U/A/D May 5, 2014

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson T. Stephens and Angie G. 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 Unit No. 125 on the Plan of Units 125, 135 & 136, Brighton Close, Phase II, a Planned Unit Development, as of record in Plat Book 7900, Page 246, amending Plat Book 7900, Page 136 and amended by Surveyor's Certificate of Correction of record in Book 8418, Page 215, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christine C. Barggren, Trustee of The Amended and Restated Christine C. Barggren Revocable Trust dated May 5, 2014, by Deed dated February 18, 2016 from Carolyn C. Baker, unmarried, of record in Instrument No. 20160224-0017496, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 7900, Page 246, amending Plat Book 7900, Page 136 and Surveyor's Certificate of Corrections in Book 8418, Page 215, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plat in Book 6900, Page 716, said Register's Office. (3) Attorneys Certificates in Book 8273, Page 906, said Register's Office. (4) Conveyance of common area to Brighton Close, a Planned Unit Development, Homeowners' Association, Inc. in Book 8698, Page 549, said Register's Office. (5) Charter of Brighton Close Homeowners' Association, Inc. in Book 8446, Page 679, said Register's Office. (6) Declaration of Covenants, Conditions and Restrictions of Brighton Close of record in Book 7522, Page 108 and as amended in Book 7557, Page 621, Book 7807, Page 500, Book 8273, Page 884, Book 8561, Pages 812-848, Book 8698, Page 557, Book 9372, Page 356 and further amended and restated in Instrument No. 20001003-0098148, Instrument No. 20141202-0110443 and Instrument 20150430-0039030 and the By-Laws of Brighton Close Homeowners' Association, Inc. appended thereto in Book 7522, Page 123 and Book 8273, Page 898, Register's Office for Davidson County, Tennessee. (7) Charter of Brighton Close, Phase II, Homeowners' Association, Inc. in Book 8273, page 908, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **125 Brighton Close, Nashville, TN 37205**

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 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 my/our hand(s) this **12th** day of **July, 2019.**

Christine C Barggren Trustee

Christine C. Barggren, Trustee of the Amended and Restated Christine C. Barggren Revocable Trust U/A/D May 5, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christine C. Barggren, Trustee of the Amended and Restated Christine C. Barggren Revocable Trust U/A/D May 5, 2014,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **July, 2019.**

Notary Public

My Commission Expires: 1/17/21

