Name and Address of New Owner:
R.L.M. van Wilgen
708 Turner Court
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 257898 DEEDWARR
07/17/2019 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20190717-0069797

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064-03-0C-016.00-C and 064-03-0C-018.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon Edwards and Kara M. Edwards, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Grand Gors, LLC, a Wyoming limited liabiity company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:

Land in Davidson County, Tennessee, being Lot No. 288, on the Plan of Re-subdivision of Lots 286, 287 and 288, Phase One, Section 2, Revised Plat of Brandywine Pointe, record in Plat Book 8250, Page 106, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Improved Property known as: 708 Turner Court, Old Hickory, TN 37138

Property 2:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Resubdivision of Lots 286, 287 and 288, Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Plat Book 8250, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Unimproved Property known as: 824 Hunters Hill Trace, Old Hickory, TN 37138

Being the same property conveyed to Brandon R. Edwards and wife, Kara M. Edwards from Richard Speer, married by Warranty Deed dated February 4th 2013 and recorded on February 6th 2013 in Instrument No. 20130206-0012258, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2019, which have been prorated by the parties and assumed by the Grantees.

2. Declaration of Covenants, Conditions and Restrictions for Brandywine Pointe Subdivision, Phase One, Section 2, of record in Book 8120, page 188, amended in Book 8671, page 484, and Book 9010, page 627, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Brandywine Pointe Community Association, Inc. of record in Book 9013, page 39, and Book 9117, page 77, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Book 8250, page 106, Register's Office for Davidson County, Tennessee.

5. Easement for utilities of record in Book 9178, page 781, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of July, 2019.

_____ (SEAL)
Brandon Edwards

_____ (SEAL)
Kara M. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2019, before me personally appeared Brandon Edwards and Kara M. Edwards, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2019.

WILLIAM D. STEELEMAN, JR. STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of July, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-314

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212