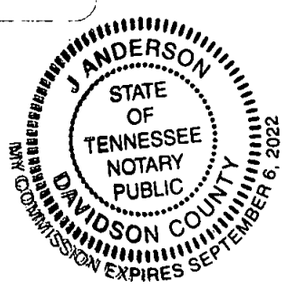
Karen Johnson Davidson County
Batch# 286430 DEEDWARR
09/16/2019 11:47:27 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20190916-0093653



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $290,000.00

Affiant

Sworn to and subscribed before me this 6th day of September, 2019.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Lauren N. Rossi	236 Glenstone Circle	Owner	
236 Glenstone Circle			171-02-0A-090.00 CO
Brentwood, TN 37027	Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Cacy C. Bragg and James J. Bragg, wife and husband,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Lauren N. Rossi, single woman,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit No. 90, on the Plan of Brentwood Villa, Phase 3B, as of record in Plat Book 6900, page 4, as amended in Plat Book 6900, page 329, in the Register's Office tor Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cacy C. Bragg and James J. Bragg, wife and husband, by Warranty Deed, from Scott G. Rhodes and Shelley Rhodes, husband and wife, of record in Instrument #20140903-0080479, Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded September 3, 2014.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
The Plan of Record in Plat Book 6900, Page 329, said Register's Office.
Easement for Storm Water Detention, of record in Book 6385, page 814, said Register's Office.
Easement for Sanitary Sewer, of record in Instrument # 20030707-0093162, said Register's Office.
Easement for Water Mains, of record in Book 5155, Page 164, said Register's Office.
HOA Charter of record in Book 6936, Page 895, Book 7998, Page 249, said Register's Office.

Master Deed of record in Book 6923, Page 943, Book 7035, Page 115, Book 7101, page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574, Instrument # 20071022-0124551, said Register's Office.
By-Laws of record in Book 6923, Page 986, Book 7423, Page 567, Book 8074, page 564, said Register's Office.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of September, 2019.

James J Bragg

Cacy C Bragg

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **James J Bragg and Cacy C Bragg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 6th day of September, 2019.

NOTARY PUBLIC
My Commission Expires: 11/17/20

