Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $198,600.00

Affiant

Subscribed and sworn to before me this 18th day of October, 2019.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 302854 DEEDWARR
10/18/2019 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $734.82
20191018-0107148

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Black Agnes Investments LLC 1135 Granny White Court Nashville, TN 37204	Same	160-14-0D-040.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Crystal Coleman Cozart-Lepping, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Black Agnes Investments LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 5778 on the Plan of Brentwood Trace Condominiums, Section II, as shown on plat of record in Plat Book 5200 Pages 376-377, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Crystal Coleman Cozart by Deed now known as Crystal Coleman Cozart-Lepping from Mariam Mouis, unmarried, or record in Instrument No. 20050322-0031242, Register's Office for Davidson County, Tennessee, and dated March 18, 2005.

By her signature Below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. ByLaws for Brentwood Trace Condominium Association of recordi n Book 5524 Page 424 and amended in Book 5537 Page 988 Book 5868 Page 70 Register's Office for Davidson County, Tennesse

2. All matters appearing on the plan of Brentwood Trace Condominiums of record in Plat Book 5200 Page 376-377 Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded in Book 5524, Page 415, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This property is improved property known as 5778 Stone Brook Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of October, 2019.

Crystal Coleman Cozart-Lepping

Crystal Coleman Cozart-Lepping

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of October, 2019, before me personally appeared Crystal Coleman Cozart-Lepping, 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 18th day of October, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201910180107148

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

Jennifer Bennett
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Bennett, the bargainor(s), 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 Franklin, Tennessee, this 17 day of October, 2019.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY