THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922575

Karen Johnson Davidson County
Batch# 304181 **DEEDWARR**
10/22/2019 01:11:35 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20191022-0108243

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Long Hoang Tran and Katherine Tran 5413 Brownstone Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-04-0A-008.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **April Renee Vance, Executrix for the Estate of Nedra Ann Vance** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Long Hoang Tran and Katherine R. Tran, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Brownstone, R40 Residential P.U.D of record in Plat Book 9700, Pages 496 and 497, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nedra A. Vance, a single woman by Warranty Deed from Billy M. Atnip, Unmarried of record in Instrument No. 20111003-0076310 Register's Office for Davidson County, Tennessee, dated September 29, 2011 and recorded on October 3, 2011.

The said Nedra A. Vance aka Nedra Ann Vance died testate on December 14, 2018. Her estate filed of record in Case Number 19P-401, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 496 and 497, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10658, Page 952, as amended in Instrument Number 20010118-0005696, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 10659, Page 15, in the Register's Office for Davidson County, Tennessee.

Open Space Area Deed of record in Instrument Number 20010719-0076872, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10951, Page 689, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5413 Brownstone Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2019.

Estate of Nedra Ann Vance

April Renee Vance Executrix

BY: April Renee Vance, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, April Renee Vance, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix for the Estate of Nedra Ann Vance, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

