Karen Johnson Davidson County
Batch# 461973 DEEDWARR
08/21/2020 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,418.95
20200821-0094874

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $383,500.00.

Affiant

Subscribed and sworn to before me this 21st day of August, 2020.

Notary Public
My Commission Expires: ~~04/06/21~~ 7-17-2021

George Ziadeh Notary Public State of Tennessee Williamson County

20-0208

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sanguine Paradise, LLC	Sanguine Paradise, LLC	
813 Pisgah Park	813 Pisgah Park	160-16-0B-114.00
Brentwood, TN 37027	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Janet Higdon Barcroft, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sanguine Paradise, LLC a Tennessee limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 138, Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Page 936-941, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Janet M. Barcroft, unmarried, by Warranty Deed from Newmark Homes, L.P., a Texas limited partnership, dated March 17, 2003 and recorded March 19, 2003, of record in Instrument Number 20030319-0036391 and Correction Deed recorded in Instrument Number 20040220-0019602, Register's Office for Davidson County, Tennessee.

Taxes for 2020 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Pages 936, 937, 938, 939, 940 & 941, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 11388, Page 52, Book 11388, Page 89, Instrument 200106140062687, Instrument 200106140062686, and Instrument 200005310053797, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back

requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions recorded in Instrument 200005310053798, as amended in Instrument 200008310086366, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement as of record in Book 7902, Page 389; Book 8371, Page 320; Book 11115, Page 281; and Book 11115, Page 286, Register's Office for Davidson County, Tennessee.
Quit Claim Deed to Brentwood Chase Community Association Inc of record in Instrument 200102080012529, Register's Office for Davidson County, Tennessee.
Rights of others under the terms and conditions contained in the Charter of record in Instrument 200005240051842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **813 Pisgah Park, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 our hands this 21st day of August, 2020.

Janet Higdon Barcroft

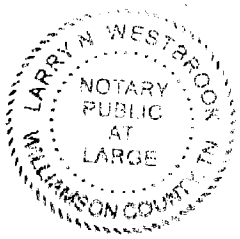
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Janet Higdon Barcroft, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of August, 2020.

Larry N. Westbrook, Notary Public
State of Tennessee at Large

My Commission Expires: 04/06/21



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

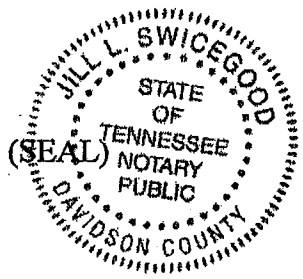
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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