THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200930367

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $518,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2020.

Notary Public
My Commission Expires: 9/7/2021

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 507506 **DEEDWARR**
11/02/2020 03:01:32 PM 2 pgs
Fees: $13.00 Taxes: $1,916.60

20201102-0128004

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Hasty and Holly Dunn 5228 Almadale Circle Brentwood TN 37027	new owner	Tax Parcel ID No. 171-04-0A-027.00-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, **Spiros Vergatos and Vivian Vergatos, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **David Hasty and Holly Dunn, husband and wife** ("Grantees"), their 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. 27 on the Plan of Brownstone, Section One of record in Plat Book 9700, Page (s) 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 Spiros Vergatos and Vivian Vergatos, husband and wife by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership of record in Instrument No. 20010601-0057224 Register's Office for Davidson County, Tennessee, dated May 25, 2001 and recorded on June 01, 2001.

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 P.U.D. Boundary Brownstone of record in Plat Book 9700, Page 455, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Brownstone Homeowners Association, Inc. with By-Laws appended thereto, of record in Book 10658, Page 952 and amended in Instrument No. 20010118-0005696, Register's Office for Davidson County, Tennessee, 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 of

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RMY-20-5228

the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Brownstone Homeowners Association, Inc. 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.

This is improved property located at 5228 Almadale Circle 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, Grantors have executed this instrument on this 29th day of October, 2020.

Spiros Vergatos

Vivian Vergatos

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spiros Vergatos and Vivian Vergatos, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2020.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022