WARRANTY DEED

Karen Johnson Davidson County
Batch# 510006 DEEDWARR
11/06/2020 03:12:59 PM 2 pgs
Fees: $13.00 Taxes: $1,783.40

20201106-0130803

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $482,000.00.

Affiant

Subscribed and sworn to me on 11/05/20.

NOTARY PUBLIC
My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Jason Bransford Andrea Bransford 4249 Stone Hall Blvd Hermitage, TN 37076	Churchill Mortgage 1749 Mallory Lane, Ste. 100 Brentwood, TN 37027	085 04 0A 257.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hans Schlegel and Laura Schlegel, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Jason Bransford and Andrea Bransford, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 257, on the Plan of The Reserve at Stone Hall (Formerly Eversong at Ravenwood), Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217 and Instrument No. 20131004-0104209, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.
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> Being the same property conveyed to Hans Schlegel and wife, Laura Schlegel, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20140218-0013739, in the Register's Office of Davidson County, Tennessee, dated February 13, 2014 and recorded on February 18, 2014.
>
> This is improved property known as 4249 Stone Hall Blvd, Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 my hand and official seal on 11/05/20

Hans Schlegel

Laura Schlegel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/05/20, before me personally appeared Hans Schlegel and Laura Schlegel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/05/20

NOTARY PUBLIC

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-8-2021