Box 14

File 34430-8 **WARRANTY DEED**

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $542,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2021

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 12/16/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Brand	Peter Brand	156-10-0-006.00
(NAME)	(NAME)	
7809 Trace Creek Court	367 W. 59th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Willowbrook, IL 60527	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 609213 **DEEDWARR**
04/07/2021 10:25:54 AM 2 pgs
Fees: $13.00 Taxes: $2,005.40

20210407-0045713

FOR AND 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, **James Grice and wife, Viviana Grice,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Brand and Cheryl M. Brand, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, and Williamson County, Tennessee, being Lot No. 11 on the Final Plat Revision of Lot 11 Harpeth River Estates, Section 1, as of record in Instrument No. 20050217-0018090, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Grice and wife, Viviana Grice by Warranty Deed from Louise Frost and Harold Johnson, dated November 30, 2005, of record in Instrument No. 20051209-0148145, Register's Office for Davidson County, Tennessee and in Book _____, page _____, Register's Office for Williamson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7809 Trace Creek Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 4460, page 188 and Instrument No. 20050217-0018090; Restrictions of record in Book 4745, page 492 and Book 5123, page 520; Resolution regarding abandnoment of easement rights of record in Instrument No. 20050331-0035095; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 5th day of April, 2021.

James Grice

Viviana Grice

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Grice and Viviana Grice, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 5th day of April, 2021.

Notary Public
My Commission Expires: _____

File No.: 33970

