Karen Johnson Davidson County
Batch# 648940 DEEDWARR
06/03/2021 10:35:16 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210603-0074451

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36309-05-2021	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Robin Edwards Affiant Subscribed and sworn to before me this 2nd day of June, 2021. Donna L. Savage Notary Public My Commission Expires: 12-08-24

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Christopher Williams Whitney Williams 512 Logwood Briar Circle Brentwood, TN 37027	Same	172 13 0A 022.00

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, Mark Orman Hardin and wife Whitney Hardin (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Christopher Williams and wife Whitney Williams (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 512 Logwood Briar Circle, Brentwood, Williamson County, Tennessee 37027.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2nd day of June, 2021.

GRANTORS:

Mark Orman Hardin

Whitney Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Orman Hardin and Whitney Hardin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2021.

Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section One Williams Grove of record in Plat Book 9700, Page (s) 580 through 582, Inclusive, 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 Mark Orman Hardin and Whitney Hardin, husband and wife, by Warranty deed from Brian Wasserman and Allison M. Wasserman, husband and wife, of record in Instrument No. 20180622-0060560, in the Register's Office of Davidson County, Tennessee, dated June 20, 2018 and recorded on June 22, 2018.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Williams Grove, as recorded in Plat Book 9700, Page(s) 580 To 582.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Williams Grove, as recorded in Plat Book 9700, Page(s) 520.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 10741, Page 678, Amended in Book 11167, Page 755, Book 11643, Page 316, and in Instrument No. 20010514-0049490 and Supplemental recorded in Instrument No. 19991206-0300190.
5. StormWater Detention Agreement as set forth in instrument recorded in Book 10951, Page 699.