BOX 14

36882-8

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $850,000 00

Affiant

Subscribed and sworn before me this the 14 day of August, 2023

Notary Public
My commission expires

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-7-2027

Karen Johnson
Batch# 1038279
08/15/2023 09 35 49 AM
Fees $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20230815-0063348

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Thomas J Heeren and Kelsey Lee Heeren 5220 Almadale Circle Brentwood, TN 37027	Fairway Independent Mortgage Corp PO Box 117298 Carrollton, TX 75011	Map 171-04-0-A Parcel 029 00co

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRYAN DECAPITE AND TONYA DECAPITE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS J HEEREN AND KELSEY LEE HEEREN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 29 on the Plan of Brownstone, Section One, as shown on plat of record in Plat Book 9700, Pages 496 and 497, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to Bryan DeCapite and Tonya DeCapite, by deed dated 01/14/2022, from Scott Keith and Mary Ann Keith, husband and wife, and Niles Keith and Kyle Keith, of record in Instrument No 20220119-0007420, Register's Office for said County

Conveyance of the above described property is subject to the following 1) The Plan of record in Book 9700, Pages 496 and 497, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein 2) Conveyance of Open Space to Brownstone Homeowners Association, Inc , of record in Instrument No 20010719-0076872, Register's Office for Davidson County, Tennessee 3) All Matters shown on the Boundary Plat of record in Book 9700, Page 455, Register's Office for Davidson County, Tennessee 4) Declaration of Covenants, Conditions and Restrictions of Brownstone Homeowners Association, Inc , of record in Book 10658, Page 952, and amended in Book 20010118-0005696, Register's Office for Davidson County, Tennessee 5) By-Laws of Brownstone Homeowners' Association, Inc of record in Book 10658, Page 995, Register's Office for Davidson County, Tennessee 6) Charter of Brownstone Homeowners Association, Inc , of record in Book 10659, Page 15, Register's Office for Davidson County, Tennessee 7) Storm Water Detention Agreement of record in Book 10951, Page 689, said Register's Office 8) Taxed for the current year prorated and assumed by the Grantee

THIS IS IMPROVED PROPERTY KNOWN AS 5220 Almadale Circle, 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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 14th day of August, 2023

Tonya DeCapite

Bryan DeCapite

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tonya DeCapite and Bryan DeCapite, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 14th day of August, 2023

My commission expires

12/30/24

Notary Public

