Davidson County DEEDWARR
Recvd: 09/26/00 13:43 2pgs
Fees:11.00 Taxes:517.63

20000926-0095335

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of September, 2000.

Notary Public

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-1-2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason Scudder
5908 Stonebrook Dr.
Brentwood TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 171-02-0A-046.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy S. Prusik, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Jason Scudder, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of Brentwood Villa Condominiums, Phase 2, of record in Book 6900, page 185, Register's Office for Davidson County, Tennessee,** to which Plan reference is hereby made for a complete description thereof. ** and described in a Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book6923, page 943, as re-recorded in Book 7143, page 18, Book 7266, page 84, Book 7423, page 574

Being the same property conveyed to Nancy S. Prusik, unmarried by deed from James W. Tinney and wife, Betty W. Tinney by instrument of record in Book 9055, page 149, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Homeowner's Association Charter of record in Book 6936, page 895, Book 8267, page 270, Book 7998, page 249, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6923, page 943, Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7422, page 567, Book 8074, page 564, Book 7423, page 567, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5908 Stonebrook Dr., 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 18th day of September, 2000.

Nancy S. Prusik

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy S. Prusik, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2000.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

4-1-2001
My Commission Expires

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