Davidson County DEEDWARR
Recvd: 03/21/02 13:41 2pgs
Fees:13.00 Taxes:370.37

20020321-0034956

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100100.00

Robert Hartmann
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of March, 2002.

Brenda L Bekman
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 3/10/2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Hartmann and Ann Hartmann
723 Fox Ridge Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
160-14C-230D

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, **Velma M. Mills, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert Hartmann and wife, Ann Hartmann** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Unit No. 723 on the Plan of Brentwood Trace Condominiums, Section Two of record in book 5200, page 376 and 377 , Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Velma M. Mills by warranty deed from Suzanne Thurmond, unmarried by instrument of record in Book 11456, page 545, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Master Deed for Brentwood Trace Condominium, Section Two, of record in Book 5818, Page 915, Register's Office for Davidson County, Tennessee.

Bylaws of record in Book 5818, page 925 and book 5868, page 70, Register's Office for Davidson County, Tennessee.

Deed of conveyance for water mains of record in Book 5878, Page 489 and Notice of installation of sanitary sewers of record in Book 5878, page 463, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Plat Book 5200, page 376 and 377, said Register's Office .

County and/or City taxes for the year 2002, 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 723 Fox Ridge Drive, Brentwood, Tennessee 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 15th day of March, 2002.

Velma M. Mills

Velma M. Mills

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 Velma M. Mills, 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 15th day of March, 2002.

Notary Public

11-22-05

My Commission Expires

DONALD R. BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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