RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Priscilla H Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

Davidson County DEEDWARR
Recvd: 04/30/04 15:03 2pgs
Fees:13.00 Taxes:832.50

20040430-0049558

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Priscilla H. Brown	Priscilla H. Brown	
(NAME)	(NAME)	
236 Hearthstone Manor Lane	236 Hearthstone Manor Lane	160-15-A-59 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, MARY A. FERRILL, TRUSTEE OF THE MARY A. FERRILL TRUST, A REVOCABLE TRUST, WITH FULL POWER TO SELL, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PRISCILLA H. BROWN, A MARRIED PERSON, 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:

LAND in Davidson County, Tennessee, being Unit No. 59 on the Condominium Site Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyd to Mary A. Ferrill Trust, by deed of record in Instrument No. 20020208-0017529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 property taxes which have been prorated and assumed by Grantee(s); (b) Charter of record in Book 6437, page 852, Book 7679, page 16, Book 7769, page 494, Register's Office for Davidson County, Tennessee; (c) Bylaws of record in Book 7403, page 568, Register's Office for Davidson County, Tennessee; (d) Restrictive Covenants of record in Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, book 6884, page 251, Book 6916, page 230, Book 7393, page 749, Book 7398, page 907, Book 7403, ,page 563, Book 11404, page 149, Book 11749, page 481, Register's Office for Davidson County, Tennessee; (d) Quitclaim Deed of common areas to homeowners association of record in Book 6499, page 739 and Book 6582, page 158, Register's Office for Davidson County, Tennessee; (e) All matters shown on the plan of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee; (f) Utility easement of record in Book 11651, page 270, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 236 Hearthstone Manor Lane, Brentwood, TN 37027
(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.

Witness my hand this 27th day of April, 2004.

Mary A. Ferrill Trust

By: Mary A Ferrill Trustee

BY: Mary A. Ferrill, Trustee

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Ferrill, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Mary A. Ferrill Trust, and who further acknowledged that she is authorized by said Trust to execute the within instrument, as Trustee of said Trust.

Witness my hand and official seal at Carmel, California this 27th day of April, 2004.

Commission expires: 7-18-07

Lori Hare-Clark

Notary Public

