Davidson County DEEDWARR
Recvd: 06/17/04 16:07 3pgs
Fees:18.00 Taxes:553.15
20040617-0072123

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL |
|---|---|---|
| Teunis Groenewoud and wife,<br>Heather Swinney Groenewoud<br>521 Fairhaven Court<br>Nashville, Tennessee 37211 | New Owner | Map and Parcel<br>161 10 0 B<br>102 CO |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,500.00.

Bonnie Barbee
AFFIANT

Sworn to and subscribed before me this 10th day of June, 2004.

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

NOTARY PUBLIC

My Commission Expires: 9/4/05

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **EDWIN G. KIRKLAND, a married person and JAMES JACKSON BROWNSEY, a married person**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **TEUNIS GROENEWOUD and wife, HEATHER SWINNEY GROENEWOUD**, hereinafter called the **"GRANTEES"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Villages of Brentwood, Phase Six of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Edwin G. Kirkland and James Jackson Brownsey, as tenants in common by deed from Mark L. Craig and wife, Jane G. Craig, of record in Book 8487, page 506, Register's Office for Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2004 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 161 10 O B 102 CO.

2. All matters appearing on the Plan of Villages of Brentwood, Phase Six of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 6143, page 11, Book 6398, page 495, Book 6852, page 497 and Book 7207, page 251, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers to Metropolitan Government, Department of Water & Sewerage Services of record in Book 6897, page 116, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer and/or storm drainage to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 6730, page 508, Register's Office for Davidson County, Tennessee.

6. Easement for water main to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 6310, page 961, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

HOPE M. BROWNSEY KIRKLAND, WIFE OF EDWIN G. KIRKLAND, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN AND TO THE SUBJECT PROPERTY BY REASON OF HER MARTIAL STATUS, OR OTHERWISE.

CAROL A. EATON BROWNSEY, WIFE OF JAMES JACKSON BROWNSEY, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN AND TO THE SUBJECT PROPERTY BY REASON OF HER MARTIAL STATUS, OR OTHERWISE.

This improved property is known as 521 Fairhaven Court, Nashville, Tennessee 37211.

WITNESS our hands this 10th day of June, 2004 in Franklin, Tennessee.

Edwin G. Kirkland

Hope M. Brownsey Kirkland by Edwin G. Kirkland

Hope M. Brownsey Kirkland by Edwin G. Kirkland, her Attorney in Fact

James Jackson Brownsey

Carol A Eaton Brownsey

Carol A. Eaton Brownsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Edwin G. Kirkland, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10th day of June, 2004, in Franklin, Tennessee.

Laurie M Hart
Notary Public

LAURIE M. HART NOTARY PUBLIC COMMISSION EXP. Notary Public At Large 12-15-2004 WILLIAMSON COUNTY, TN

My Commission Expires: 12-15-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of June, 2004, before me personally appeared Edwin G. Kirkland, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hope M. Brownsey Kirkland, and who acknowledged that he executed the same as the free act and deed of said Hope M. Brownsey Kirkland by virtue of the Power of Attorney, duly executed by the said Hope M. Brownsey and appearing of record in Book _____, page _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 10th day of May, 2004 in Franklin, Tennessee.

Laurie M Hart
Notary Public

LAURIE M. HART NOTARY PUBLIC COMMISSION EXP. Notary Public At Large 12-15-2004 WILLIAMSON COUNTY, TN

My Commission Expires: 12-15-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, James Jackson Brownsey and wife, Carol A. Eaton Brownsey, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 10th day of June, 2004, in Franklin, Tennessee.

Laurie M Hart
Notary Public

LAURIE M. HART NOTARY PUBLIC COMMISSION EXP. Notary Public At Large 12-15-2004 WILLIAMSON COUNTY, TN

My Commission Expires: 12-15-04