Box 17

WARRANTY DEED

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$252,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/04/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JoAnne F. Pulles	ABN AMRO Mortgage Group, Inc. JoAnne F. Pulles	171-4-A-10.00CO
(NAME) 5421 Brownstone Drive	(NAME) 2600 W. Big Beaver Road 5421 Brownstone Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Troy, MI 48084 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, we, Robbie G. Quinton, an unmarried person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JoAnne F. Pulles, 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. :

Being Lot No. 10 on the Plan of Section One, Brownstone, as of record in Book 9700, pages 496-497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robbie G. Quinton, unmarried by deed from Jeffrey A. Skillen and wife, Sara S. Skillen, dated November 12, 1998 and filed for record in Book 11204, page 412, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 9700, page 496-497, Register's Office for Davidson County, Tennessee.

b) Declarations of Covenants, Conditions and Restrictions as of record in Book 10658, page 952 and amended in Instrument No 20010118-0005696, said Register's Office.

c) Storm Water Detention Agreement as of record in Book 10951, page 681, said Register's Office.

d) Quitclaim Deed for Open Space as of record in Instrument No. 20010719-0076872, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5421 Brownstone Drive, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 07/06/04 15:07 2pgs
Fees:13.00 Taxes:934.25
20040706-0080065

Witness my hand this 30th day of June, 2004.

Robbie G. Quinton

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Robbie G. Quinton, an unmarried, with whom I am personally acquainted andwho acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 30th day of June, 2004.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN