SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064 Davidson County DEEDWARR Recvd: 05/12/05 12:51 2 pgs Fees:13.00 Taxes:695.60 20050512-0053751 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $188,000.00 Affiant Subscribed and sworn to before me, this 5th day of May, 2005. Notary Public My commission expires: 10-12-08 EXPIRES: OCTOBER 12, 2008

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian Fulton	same	**Map 171-3-O-B, Parcel 206-CO**
601 Old Hickory Blvd.; #12		
Brentwood, Tennessee 37027		

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 OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alex Simpson, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Fulton, a single man

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 Lot No. 12, on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Pages 953 and 954, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Alex Simpson an unmarried man, by Warranty Deed, from Pulte Homes, of record in Book 11766, Page 770, Dated November 30, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Pages 953 and 954, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 7798, Page 843, Book 10224, Page 683, Book 10294, Page 850, Book 10694, Page 541, Book 10628, Page 517, Book 10393, Page 11, Book 10126, Page 435, Book 10224, Page 683, Book 11550, Page 531, Book 11682, Page 75 and Instrument # 200007180070558, Register's Office for DAVIDSON County, Tennessee.
By Laws contained in an instrument of record in Book 8920, Page 45, Book 10694, Page 539, Book 10126, Page 486, Book 10275, Page 959 and Book 11550, Page 554, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, and Book 7851, Page 712 , Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for Common Areas to HOA of record in Book 11753, Page 208 , Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 920 , Register's Office for DAVIDSON County, Tennessee.
Easement to Bellsouth of record in Book 10709, Page 143 , Register's Office for DAVIDSON County, Tennessee.
Easement for Cable Television of record in Instrument #200005160049387, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 9698, Pages 81 and 124 , Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10126, Page 430 and Book 11550, Page 529 , Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 601 Old Hickory Blvd.; #12, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 5th day of May, 2005.

Alex Simpson

*Amy I. Simpson, wife of Alex Simpson, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Amy I. Simpson
By: Alex Simpson, Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Alex Simpson, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2005.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Expi

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alex Simpson**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Amy I. Simpson** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Amy I. Simpson**, and is authorized by **Amy I. Simpson** to execute this instrument on her behalf.

This the 5th day of May, 2005.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES AUG. 14, 2005

Notary Public

My Commission Exp

File #: **05233-JM**
RECORD & RETU

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