File No. 250500853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

K. THOMAS SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya M. Butler	Tonya M. Butler	160-15-0-A-57
(NAME)	(NAME)	
234 Hearthstone Manor Lane	234 Hearthstone Manor Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/20/05 12:35 2 pgs
Fees:13.00 Taxes:773.30

20050520-0057162

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John C. Kent and wife, Diane L. Kent**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tonya M. Butler**, HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 57, on the site plan of Hearthstone Manor, Phase IV, as shown by plat of record in Plat Book 6250, page 990 and amended in Book 6200, Page 642, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John C. Kent and spouse Diane L. Kent by Warranty Deed from Sara L. Parton, unmarried of record in Book 10170, Page 247, said register's office dated August 27, 1996.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 6250, Page 990 and amended in Book 6200, Page 642, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6424, Page 839, Book 6884, Page 251, Book 7398, Page 907, Book 6582, Page 154, Book 6916, Page 230, Book 7403, Page 563, Book 6600, Page 3, Book 7393, Page 749, Book 11404, Page 149, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Easement as shown of record in Deed Book 11651, Page 270, Register's Office for said County.

Furnish any H.O.A. dues, if any.

Rules and Regulations of record in Book 11749, Page 481, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6437, Page 852, Book 7679, Page 16 and Book 7769, Page 494, Register's Office for said County.

Quit Claim Deed to HOA of record in Book 6582, Page 158 and Book 7393, Page 746, Register's Office for said County.

By-laws of record in Book 7403, Page 568, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 234 Hearthstone Manor Lane 57, 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 GRANTEE(S), I heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), I 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 18th day of May, 2005.

John C. Kent

Diane L. Kent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John C. Kent and wife, Diane L. Kent, 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 and official seal this 18th day of May, 2005

Commission expires: 11/2/05

Notary Public

File Number: 250500853

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05