# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 08:34 2 pgs
Fees:13.00 Taxes:543.53
20060302-0023958

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$146,900.00.**

Affiant

Subscribed and sworn to before me this 28 day of February 2006.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Jean F. Schouten | SAME | 064-16-0-D-086.00CO |
| 1848 Brookmeadow Lane | | |
| Hermitage, TN 37076 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hendrika Favier**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jean F. Schouten, Cynthia D. Porter, and Karen S. Glover, as joint tenants with right of survivorship** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 253 on the plan of Section Two, Truxton Park, of record in Instrument Number 20010515-0049898, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Jacobus Favier and Hendrika Favier*, husband and wife, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, on October 26, 2001, of record in Instrument Number 20011103-0120608, Register's Office for Davidson County, Tennessee. The said Jacobus Favier having since died leaving said property to Hendrika Favier by right of survivorship.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book Instrument Number 20010515-0049898, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20001030-0107559; and Instrument Number 20010522-0052910; and Instrument Number 20020506-0055597, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 20001101-0108603, Register's Office for Davidson County, Tennessee.
- Conveyanace of Common Area of record in Instrument Number 20050311-0027267, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 20001101-0108604, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1848 Brookmeadow Lane, Hermitage, TN 37076**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this February 28, 2006.

Hendrika Favier
**Hendrika Favier**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hendrika Favier** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2006

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY