Davidson County DEEDWARR
Recvd: 05/15/06 08:26 2 pgs
Fees:13.00 Taxes:440.30

20060515-0056361

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2006.

Notary Public:

My Commission Expires:

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Shelley L. Brown 14 Rolling Meadows Drive Goodlettsville, TN 37072	New Owner	33-4-O-A-14-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eric W. Stawicki**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shelley L. Brown**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Unit No. 14 on the Plan of Rolling Meadows, Phase 1, Section One, of record in Plat Book 6250, Page 504, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Sherrill A. Hansen and Eric W. Stawicki, joint tenants with rights of survivorship, by Warranty Deed from William R. Thurman, unmarried, dated October 11, 1996, recorded October 17, 1996, of record in Book 10228, Page 914, Register's Office for Davidson County, Tennessee, thence to Eric W. Stawicki by Quitclaim Deed from Sherill A. Hansen, dated April 13, 2006, recorded April 17, 2006, of record in Instrument Number 20060417-0043153, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6250, Page 504, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Record Book 6593, Page 194, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

By-Laws of record in Book 6593, Page 242, Register's Office for Davidson County, Tennessee.

2006 Goodlettsville City taxes $144.83 not yet due and payable.

2006 Davidson County taxes $917.08 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **14 Rolling Meadows Drive, Goodlettsville, TN 37072**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of April, 2006.

Eric W. Stawicki

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Eric W. Stawicki** , the bargainor(s), 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 28th day of April, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075