File No. 260401872

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,186.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-3-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/26/06 08:32 2 pgs
Fees:13.00 Taxes:681.49
20060526-0061903

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David Matthews, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita K Brown	American Home Mortgage	135-14-OA-053.00
(NAME)	(NAME)	
1216 Orchard Mountain Road	538 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Robert A. Hausman, married, HEREINAFTER CALLED THE GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita K. Brown, HEREINAFTER CALLED THE GRANTEE(S), her 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. 53 on the Plan of Pinnacle Point Subdivision, Phase II, as of record in Book 6900, Page 140 and 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert A. Hausman and wife, Dewie S. Hausman by Warranty Deed from Centex Real Estate Corporation, of record in Book 8031, Page 651, Register's Office, Davidson County, Tennessee. The said Dewie S. Hausman died October 2, 2004, leaving Robert A. Hausman as the surviving tenants by the entirety.

This property has never been occupied by Robert A. Hausman and his wife as their primary residence.

This conveyance is made subject to 2006 property taxes and all years thereafter, a lien, not yet due and payable; Declaration of Covenants, Restrictions and Bylaws of record in Book 7032, page 733, Book 7067, page 739, Book 7065, page 959, Book 10097, page 390, Instrument No. 200105040046047 and additional restrictions in Book 6405, page 169; Charter of record in Book 7058, page 234; Sewer Easement of record in Book 7097, page 158; Easement to South Central Bell Telephone Company of record in Book 6803, page 287; Quitclaim Deed to Homeowners Association for common area in Book 7032, page 730; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6251, page 616; All matters as shown on the Plan of record in Book 6900, pages 140 and 141, all in the Register's Office for Davidson County, Tennessee.

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 1216 Orchard Mountain Road, Antioch, TN 37013
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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, her 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 4th day of May, 2006.

Robert A. Hausman

Robert A Hausman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert A Housman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of May, 2006.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rita K Brown the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 260401872

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122