Davidson County DEEDWARR
Recvd: 08/10/06 13:43 2 pgs
Fees:13.00 Taxes:817.70

20060810-0098710

WARRANTY DEED AND EASEMENT

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 221,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF AUGUST, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01644 HAMMOND BRA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Hammond and Brandt Builders	same	MAP: 159
1238 E. Hickory Springs Ct	2607 Eugenia Avenue	Parcel: 242
Brentwood, TN 37027	Nashville, Tennessee 37211	

FOR AND 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, WE,

WILLIAM T. OWEN, AND WIFE, AMY WILDER OWEN

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

HAMMOND AND BRANDT BUILDERS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 1238 E. Hickory Springs Ct, Brentwood, TN 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 9th day of August, 2006.

William T. Owen

Amy Wilder Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM T. OWEN AND AMY WILDER OWEN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 9th day of August, 2006.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Forest Hills, Davidson County, Tennessee, being Lot 2 on the Plat of the Owen/Tallent Subdivision, of record in Instrument number 20051209-014895, filed December 9, 2005 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed from William Joseph Tallent, and wife, Evelyn C. Tallent by Warranty Deed to William T. Owen, and wife Amy Wilder Owen, of record in Instrument number 20040421-0045187, filed April 21, 2004, in the Register's Office for Davidson County, Tennessee. Being also the same property conveyed by Warranty Deed from William J. Tallent, and wife, Evelyn C. Tallent to William T. Owen, and wife, Amy Wilder Owen in Instrument number 20060127-0010751, filed January 27, 2006, in the Register's Office for Davidson County, Tennessee.

Easement:

Grantors hereby reserve to themselves, their heirs and assigns, for the benefit of and as an appurtenance to Lot 1 on the Plat of the Owen-Tallent Subdivision, of record in Instrument number 20051209-014895, filed December 9, 2005 in the Register's Office for Davidson County, Tennessee, a twenty foot wide perpetual easement adjacent to the western line of Lot 1 of the Owen-Tallent Subdivision, for the creation and maintenance of a landscape and vegetation buffer.

Grantors, their heirs and assigns may install new landscaping and vegetation screening and maintain existing landscaping and vegetation within the easement. Grantees, their heirs and assigns shall not erect any structure within the easement and shall not remove or damage any trees, shrubs or other vegetation within the easement, but may otherwise use and maintain the land within the easement, including mowing those portions which remain grass, and so long as such use and maintenance does not damage the trees, shrubs or other vegetation, or otherwise negatively impact the effectiveness of the vegetation as a screen.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.