Davidson County DEEDWARR
Recvd: 08/30/06 09:51 2 pgs
Fees:13.00 Taxes:1167.35

20060830-0107017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this August 28, 2006.

Notary Public

My Commission Expires: 11-6-08

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO. TENN.
MY COMMISSION EXPIRES NOVEMBER 06, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles W Duby , III and Susan O Duby
5512 Nevil Point
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

171-04-0-A-077.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brantley Gilmer and Courtney Hunter Gilmer (f/k/a Courtney Hunter), as joint tenants with right of survivorship hereinafter referred to as Grantors, hereby transfers and conveys to Charles W Duby , III and wife, Susan O Duby, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Revision One, Section Two, Brownstone, as shown on plat of record in Plat Book 9700, pages 942 and 943, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brantley Gilmer and Courtney Hunter, as joint tenants with right of survivorship, by Warranty Deed from Michael S. Ramsey, a married person of record in Instrument No. 20020205-0015654, Register's office for Davidson County, Tennessee, dated 1/31/02.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 455, Plat Book 9700, pages 942 and 943, Register's Office of said County.

Covenants, conditions, restrictions, reservations, easement liens for assessments, options powers of attorney and limitations on title set forth in restrictions recorded in Book 10658, page 952 and amended in book 11276, page 618 and in Instrument No. 2001018-0005696 and in any allied instrument (s) referred to in said restrictions.

By-Laws of Brownstone Homeowner's Association, Inc., of record in Book 10658, page 995, Register's Office, Davidson County, Tennessee.

Charter of Brownstone Homeowner's Association, inc., of record in Book 10659, page 15, Register's office, Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10951, page 689 to Metropolitan Government of Nashville and Davidson County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5512 Nevil Point, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 hand this August 28, 2006.

Brantley Gilmer

Courtney Hunter Gilmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Brantley Gilmer and Courtney Hunter Gilmer, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this August 28, 2006.

Witness my hand and official seal this August 28, 2006.

Notary Public

My Commission Expires: 11/8/06

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008

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