Davidson County DEEDWARR
Recvd: 12/18/06 10:00 2 pgs
Fees:13.00 Taxes:2738.00

20061218-0155377

WARRANTY DEED

GREGG W. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$740,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2006.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Carlson **Gayle Smith**	**SAME**	
820 Hunters Hill Trace		064030C01900CO
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary F. Miller, married

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

Brian Carlson and Gayle Smith, both unmarried

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

Being Lot No. 285 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, page 165 and as revised in Book 7900, page 172, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary F. Miller by deed from Nelson Miller dated 1/25/01 and recorded 1/25/01 in Instrument # 200101250007706, Register's Office for Davidson County, Tennessee.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 7900, page 165 and as reviseed in Book 7900, page 172, Register's Office for said County.

Restrictive Covenants as contained in Book 8120, page 170, Book 8120, page 188, Book 8671, page 484, Book 9010, page 627, Book 9128, page 615, Book 10721, page 835, Book 8695, page 379, Book 9145, page 957, Book 9576, page 846, Book 9776, page 427, Book 10447, page 711, Book 10684, page 324 and Book 11108, page 555, Register's Office for said County.

Subject to Association Assessment Dues.

Subject to the Declaration of Covenant Conditions and Restrictions of Brandywine Pointe Subdivision Phase One Section Two, Restrictions, Amendments and By-Laws.

Durable General Power of Attorney of Mary F. Miller of record in Book 8549, page 827, Register's Office for said County.

Durable General Power of Attorney including Health Care of record in Instrument # 200101250007704 and in Instrument # 200101250007705, Register's Office for said County.

Subject to easements of record.

Nelson Miller joins in conveyance to release any and all interest in said property.

This is improved (__x__) Unimproved (____) property, known as **820 Hunters Hill Trace, Old Hickory, TN 37138**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our 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/our hand(s) this **15th** day of **December, 2006.**

Mary F. Miller

Mary F. Miller

Nelson Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Mary F. Miller and Nelson Miller,** the within named sellers, 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, at office, this **15th** day of **December, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES: JAN 12, 2010

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5[illegible] Fx: (615) 883-7543