Davidson County DEEDWARR
Recvd: 10/10/07 14:40 2 pgs
Fees:13.00 Taxes:519.85
20071010-0120685

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Bryan Haas
503 Selsey Court South
Hermitage, TN 37076

MORTGAGEE
Realty Mortgage Corporation
1331 South Water Avenue
Gallatin, TN 37066

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 064-16-O-C
PARCEL 002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ronnie C. Brown and wife, Rebecca E. Brown,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bryan Haas and wife, Cherrie Haas,** 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. 2 on the plan of Wembley Downs, Section One, Second Revision, as of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee.
This is the same description as in previous deed of record.

Being the same property conveyed to Ronnie C. Brown, married and Rose M. Brown, unmarried, his mother, as joint tenants with common law right of surviorship by deed from Deborah D. Beaver and husband, Jeffrey M. Beaver dated May 23, 2001 and of record in Instrument No. 20010530-0055987, Register's Office for Davidson County, Tennessee.
Rose M. Brown now being deceased.
Rebecca E. Brown herein joins to convey any and all rights and interests she may have, if any.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Restrictive Covenants & By-Laws of record in Book 8304, Page 623 as amended in Book 8447, Page 633; Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 8587, Page 268; Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 8646, Page 529 and Third Supplemental of record in Book 8797, Page 915; First amendment to the By-Laws of record in Book 9522, Page 349; Charter of record in Book 8404, Page 718; Quitclaim Deed for the common area/open space to the Homeowners Association of record in Book 8405, Page 408; Stormwater Detention Agreement of record in Book 8313, Page 669; easements, notes, covenants and conditions as shown on the plan of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **503 Selsey Court South, Hermitage, TN 37076.**

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 we do covenant with 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 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 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 our hands this 4th day of October, 2007.

Ronnie C. Brown

Rebecca E. Brown

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronnie C. Brown and wife, Rebecca E. Brown, 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 4th day of October, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $140,500.00.

AFFIANT

Subscribed and sworn to before me this 4th day of October, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07