File No. 280100020

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/20/2009
(AFFIX SEAL)

SHIRLEY A. BEESLEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/22/08 15:27 2 pgs
Fees:13.00 Taxes:536.13

20080122-0006812

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent G. Brown & Sharyn S. Brown	Brent G. Brown	161110A035.00 CO
(NAME) 11585 North, 6000 West	(NAME) 11585 North, 6000 West	
(ADDRESS) Highland, Utah 84003	(ADDRESS) Highland, Utah 84003	
(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, Summer Henderson, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent G. Brown and wife, Sharyn S. Brown, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 35 on the Plan of Huntington Ridge Townhouses as of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Summer Henderson, unmarried by Warranty Deed from Vonda A. McDaniel, an unmarried woman of record in Instrument No. 20060606-0066923, Register's Office for Davidson County, Tennessee dated June 1, 2006.

Subject to all matters as set forth per Plat Book 4675, Page 9, Register's Office of said County.

Restrictions of record in Book 4729, Page 687, Book 5394, Page 243, Book 4889, Page 905, said Register's Office.

Bylaws of record in Book 7423, Page 762, said Register's Office.

Stormwater Detention Agreement of record in Book 9775, Page 308, Book 9732, Page 551, Book 11345, Page 59, said Register's Office.

Ingress/Egress Easement of record in Book 6396, Page 896, said Register's Office.

HOA Charter of record in Book 4499, Page 682, Book 4890, Page 85, said Register's Office.

Warranty Deed to HOA for Common Area of record in Book 4742, Page 570, said Register's Office.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

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 377 Huntington Ridge Drive, Nashville, TN 37211
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 16th day of January, 2008.

Summer Henderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Summer Henderson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 1/16/2008.

Witness my hand at office this 16th day of January, 2008.

Commission expires:

Notary Public

File Number: 280100020

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

