Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

File No. 280401571

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/21/08 11:27 2 pgs
Fees:13.00 Taxes:902.80
20080521-0052082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann M. Mashburn	Ann M. Mashburn	1713B159CO
(NAME)	(NAME)	
136 Carriage Court	136 Carriage Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, WE, Kathleen E. Culhane Bemis, married f/n/a Kathleen E. Culhane and Patrick K. Culhane, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ann M. Mashburn and Sarah F. Longhurst, as joint tenants with rights of survivorship, 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:

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of Phase Two, Section Five, Townhomes of Fredericksburg, of record in Plat Book 9700, page 578, revised in Instrument No. 20000804-0077800, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kathleen E. Culhane and Patrick K. Culhane, both unmarried as joint tenants with the right of survivorship, by Warranty Deed, from Pulte Homes of Tennessee, of record in Book 11571, page 460, Dated July 1, 1999, Register's Office for Davidson County, Tennessee.

*This property has never been the marital residence of either grantor.

The Plan of record in Plat Book 9700, page 578, revised in Instrument No. 20000804-0077800, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8920, page 65, Book 9500,page 393, Book 9860, page 840, Book 10224, page 683, Book 10294, page 850, Book 10694, page 541, Book 10453, page 931, Book 7798, page 843, Book 10126, page 435, Book 10224, page 683, Book 10126, page 435, Instrument No. 20000718-0070558, Book 11550, page 531, Book 11682, page 75, Book 10294, page 850, Book 10628,page 517 and Instrument No. 20050705-0076596, Register's Office for DAVIDSON County, Tennessee.

Charter for Home Owners Association of record in Book 8920,page 40, Book 10126, page 430 and Book 11550, page 529, Register's Office for DAVIDSON County, Tennessee.

Dedication of Site Drainage Easement of record in Book 10012, page 756, Register's Office for DAVIDSON County, Tennessee.

Amenities Area of record in Book 9443, page 538, Register's Office for DAVIDSON County, Tennessee.

Easement to BellSouth of record in Book 10709, page 143, Register's Office for DAVIDSON County, Tennessee.

Easement for Cable TV in Instrument No. 20000516-0049387, Register's Office for DAVIDSON County, Tennessee.

Sanitary Sewer Easement of record in Book 7358, page 643, Book 7851, page 712, Book 7993, page 269 and Book 9698, page 124, Register's Office for DAVIDSON County, Tennessee.

Water Main Easement of record in Book 9698, page 81, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed for common areas to Home Owners Association of record in Book 11753, page 208, Register's Office for DAVIDSON County, Tennessee.

PUD Boundary of record in Plat Book 7900, page 509, Register's Office for DAVIDSON County, Tennessee.

By Laws of record in Book 8920, page 45, Book 10694, page 539, Book 10126, page 486, Book 10275, page 959 and Book 11550, page 554, Register's Office for DAVIDSON County, Tennessee.

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 136 Carriage Court, Brentwood, TN 37027

(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 14th day of May, 2008.

Kathleen E. Culhane Bemis by Carolyn Hunt Culhane, Attorney in Fact

Patrick K. Culhane by Carolyn Hunt Culhane, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Hunt Culhane, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Kathleen E. Culhane Bemis and Patrick K. Culhane, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 14th day of May, 2008.

Commission expires: 5-18-10

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 280401571

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