Davidson County DEEDWARR
Recvd: 07/09/08 10:15 2 pgs
Fees:13.00 Taxes:564.25

20080709-0070455

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$152,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|16th DAY OF June, 2008.
|
|NOTARY PUBLIC
|MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy Rice 5746 STONEBROOK DR. BRENTWOOD, TN. 37027	COMMUNITY FIRST BANK AND TRUST 501 S. JAMES CAMPBELL BLVD. COLUMBIA, TN 38401	Map 160.14 Group D Parcel 24

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Denay Schuyler, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joy Rice, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5746 ON THE PLAN OF BRENTWOOD TRACE CONDOMINIUMS, SECTION II, OF RECORD IN PLAT BOOK 5200, PAGES 376 AND 377, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BRENTWOOD TRACE CONDOMINIUMS, SECTION TWO, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5818, PAGE 915 AND THE BY-LAWS OF RECORD IN BOOK 5818, PAGE 925, AS AMENDED IN BOOK 5868, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO DENAY SCHUYLER, UNMARRIED BY DEED FROM LESLIE C. MARLOWE DATED OCTOBER 14, 2005 OF RECORD IN INSTRUMENT NUMBER 20051017-0124614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 376 and 377, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, of record in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, of record in Book 5818, Page 925, and amended in Book 5868, Page 70, including liens for assessments as provided therein, easements and restrictions as contained therein, said Register's Office.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5746 Stone Brook Dr., 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 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 my hand(s) this 16th day of June, 2008.

Denay Schuyler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Denay Schuyler, unmarried, with whom I am personally acquainted, (or who 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, at office, this 16th day of June, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076