Davidson County DEEDWARR
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Fees:13.00 Taxes:595.70
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(1)

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

The actual consideration or value, whichever is greater, for this transfer is $161,000.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2008.

Notary Public

Expiration of commission. 1/24/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anna Rose Anderson	**Wells Fargo Bank, N.A.**	**Map/Parcel 160-14-0-B-171.00CO**
5875 Brentwood Trace	**PO Box 23030**	
Brentwood, Tennessee 37027	**Jacksonville, FL 32241**	

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

Sarah Jane Heard, now Madole, a married woman

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

Anna Rose Anderson , a single person

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 Number 5875 of the Second Revision of Brentwood Trace Condominiums, of record in Book 5200, page 261, a Condominium Development pursuant to the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., as amended, of the Tennessee Code Annotated and as established by a Master Deed establishing Brentwood Trace, of record in Book 5524, page 415, as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, and subject to the provision and requirements thereof, as well as the By-Laws for the administration thereof, to which matters references are hereby made.

Being the same property conveyed to Sarah Jane Heard, a single woman, by Warranty Deed, from Richard D. Martin, unmarried, of record in Instrument No. 20071008-0119637, Dated October 5, 2007, Register's Office for Davidson County, Tennessee. Sarah Jane Heard has since married and is now known as Sarah Jane Madole.

Craig Madole, husband of Sarah Jane Heard Madole, joins in the execution of this instrument for the purpose of conveying his martial interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 261, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 6122, page 419 and Book 6122, page 424, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5524, page 415 and amended in Book 5545, page 510, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 5524, page 424 and amended in Book 5537, page 988 and Book 5868, page 70, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 5875 Brentwood Trace, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 28th day of August, 2008.

Sarah Jane Heard Madole

Craig Madole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sarah Jane Heard Madole, the within named sellers, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2008.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
MARCH 11, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Craig Madole, the within named sellers, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2008.

Notary Public

My Commission Expires: 1/24/09

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **08574-DH**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027