File No. 280900609

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/08 10:47 2 pgs
Fees:13.00 Taxes:839.69

20081007-0101696

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CITY OF DAVIDSON

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
Helen L. Brown	Helen L. Brown	160-15-0A-057.00CO
(NAME)	(NAME)	
234 Hearthstone Manor Lane	234 Hearthstone Manor Lane	
(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, I, Tonya M. Tucker (f/k/a Tonya M. Butler), hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Helen L. Brown, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* AN UNMARRIED PERSON

Land in Davidson County, Tennessee, being Unit No. 57, on the Condominium Site Plan, Phase IV, Hearthstone Manor, as shown by plat of record in Plat Book 6250, page 990, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tonya M. Butler (n/k/a Tonya M. Tucker) by deed from John C. Kent and wife, Diane L. Kent of record in Instrument 20050520-0057162 on 05/18/2005 and filed for record on 05/20/2005, Register's Office for Davidson County, Tennessee.

2007 Taxes and all prior years paid. 2008 remain a lien, not yet due and payable.

Subject to all matters as set forth per Plat Book 6250, Page 990, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the boundary plat in Book 6200, Page 642, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions and Bylaws as set forth in Book 5409, Page 485, Book 6424, Page 839, Book 6884, Page 251, Book 6916, Page 230, Book 7393, Page 749, Book 7398, Page 907, Book 7403, Page 563, Book 7403, Page 568, Book 11404, Page 149, Book 11749, Page 481, Instrument 20060510-0054690, Instrument 20080624-0064983, Register's Office for Davidson County, Tennessee.

Charter for Homeowners' Association of record in Book 6437, Page 582, as amended in Book 7679, Page 16 and in Book 7769, Page 494, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners' Association for Open Space of record in Book 7393, Page 746, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 11651, Page 270, 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 234 Hearthstone Manor Lane 57, 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), Her 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), Her 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 30th day of September, 2008.

Tonya M. Tucker f/k/a Tonya M. Butler

Tonya M. Butler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tonya M. Tucker, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/30/2008.

Witness my hand at office this 30th day of September, 2008.

Commission expires: 5-18-10

Kimberly D. Hicks

Notary Public

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

File Number: 280900609

~~**RETURN TO:**~~

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

RETURN TO:

Homeland TITLE

1896 General George Patton Drive
Suite 200
Franklin, TN 37067