Sidwell

(2)

File No. 281100028

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 11:03 2 pgs
Fees:13.00 Taxes:943.50
20081126-0115784

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/10/2009

(AFFIX SEAL)

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
Charles Earl Howard	Charles Earl Howard	181100A120.00CO
(NAME) 7044 Oak Brook Terrace	(NAME) 7044 Oak Brook Terrace	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) 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, Katherine T. Hollcraft and husband, Matthew E Hollcraft, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Charles Earl Howard, hereinafter called the grantee(s), HIS 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 Lot No. 326 on the Final Plat Phase Three Autumn Oaks Subdivision as shown on plat of record in Instrument Number 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Katherine T. Hollcraft and husband, Matthew E. Hollcraft by Warranty Deed from Corinthian Custom Homes Inc. of record in Instrument 20060424-0046777 on April 18, 2006 and filed for record on April 24, 2006, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6900, Page 786, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Instrument 20031029-0159380, Register's Office for Davidson County, Tennessee.

Subject to Right of Way Easement of record in Book 2245, Page 271, Register's Office for Davidson County, Tennessee.

Subject to Right of Way Easement of record in Book 4240, Page 667, Register's Office for Davidson County, Tennessee.

Subject to Right of Way Easement of record in Book 6968, Page 25, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Easement of record in Book 7760, Page 970, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement of record in Book 9343, Page 196, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement of record in Book 9343, Page 199, Register's Office for Davidson County, Tennessee.

Subject to Telephone Easement of record in Instrument 20020826-0103047, Register's Office for Davidson County, Tennessee.

Subject to Telephone Easement of record in Instrument 20020918-0113710, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Easement of record in Instrument 20030110-0004645, Register's Office for Davidson County, Tennessee.

Subject to Landscape Easement of record in Instrument 20030122-0009191, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument 20010912-0099442, Register's Office for Davidson County, Tennessee.

Subject to the rights of upper and lower riparian owners in and to the uninterrupted flow of stream.

County of DAVIDSON taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

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 7044 Oak Brook Terrace, 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), HIS 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), HIS 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 17th day of November, 2008.

Katherine T. Hollcraft by K. Thomas Sidwell, Attorney in Fact

Matthew E Hollcraft by K. Thomas Sidwell, 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, K. Thomas Sidwell, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Katherine T. Hollcraft and Matthew E Hollcraft, 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 17th day of November, 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: 281100028

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