File No. 290301038

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090024975 DEEDWARR
Recvd: 04/15/09 15:15 2 pgs
Fees:13.00 Taxes:776.63
20090415-0034326

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/20/10

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
Matthew J. Schmidt	SAME	1713B34.00CO
(NAME) 641 OLD HICKORY BLVD. #9	(NAME)	
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS)	
(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, Loan N. Tran, a single person, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Matthew J. Schmidt, 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 Unit No. 5 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 236, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Loan N. Tran, A Single person by Warranty Deed dated November 27, 2002, filed December 11, 2002, from Bryan David Pickens Jr. and Ann B. Sibley, as tenants in common with rights of survivorship, of record by Instrument No. 20021211-0152580, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 171-3B-34.00CO

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 236, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10453, Page 931, Book 10126, Page 435, Book 10224, Page 683, corrected in Book 10294, Page 850, Book 10393, Page 11 and Book 10694, Page 541, Register's Office of Davidson County, Tennessee.

By-Laws as shown of record in Book 8920, Page 45, Book 10126, Page 486-489, Book 10275, Page 959 and Book 10694, Page 539, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 8920, Page 40 and Book 10126, Page 430, Register's Office for Davidson County, Tennessee.

Amenties Area of record in Book 7900, Page 807 and Book 9443, Page 538, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Common Area of record in Book 9698, Page 81 and Book 9698, Page 124, Register's Office for Davidson County, Tennessee.

Storm Water Detention Easement as shown of record in Book 9771, Page 545, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement as shown of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269 and Book 10012, Page 756, Register's Office for Davidson County, Tennessee.

Water Main & Utilities Deed of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124, 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 641 Old Hickory Blvd. 9, 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 10th day of April, 2009.

Loan N. Tran

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Loan N. Tran, a single person, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/10/2009.

Witness my hand at office this 10th day of April, 2009.

Commission expires:

10/10/09

Notary Public

File Number: 290301038

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

