File No. 290401202

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090030667 DEEDWARR
Recvd: 05/08/09 10:00 2 pgs
Fees:13.00 Taxes:806.60
20090508-0042496

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

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
H. Dwayne Brooks	COUNTRYWIDE BANK, FSB	172150A189.00
(NAME) 2209 BRYCE COVE	(NAME) 2021 N. GALLATIN RD., STE 280	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) MADISON, TN 37115	
(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, Erin Humphreys and husband, Jason C. Humphreys, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto H. Dwayne Brooks and Linda Brooks, husband and wife, hereinafter called the grantee(s), 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 Lot No. 137 on the Plan of Holt Woods, Section Eleven, as of record in Plat Book 9700, Page 408, Register's Office for 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 Erin Humphreys and husband, Jason C. Humphreys by Warranty Deed dated February 17, 2006, filed February 21, 2006, from Prudential Relocation, Inc., a Colorado Corporation, of record by Instrument No. 20060221-0019741, 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: 172-15-0-A-189.00CO

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 408, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 9570, Page 22 and Book 10469, Page 57, Register's Office of Davidson County, Tennessee.

By-Laws as shown of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

Plan of P.U.D. Boundary Addition to Bradford Hills of record in Book 7900, Page 668, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement as shown of record in Book 10361, Page 585, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10584, Page 129, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee

Conveyance of Open Space of record in Instrument No. 20020807-0095356, 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 2209 Bryce Cove, Nashville, TN 37211

(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), THEIR 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), 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/our hands this 5th day of May, 2009.

Erin Humphreys

Jason C. Humphreys

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Erin Humphreys and husband, Jason C. Humphreys, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/5/2009.

Witness my hand at office this 5th day of May, 2009.

Commission expires:

Notary Public

File Number: 290401202

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

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

2005