File No. 290500982

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090038609 DEEDWARR
Recvd: 06/10/09 09:31 2 pgs
Fees:13.00 Taxes:1813.00
20090610-0053728

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.19.09
(AFFIX SEAL)

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Jack Miller	SunTrust Mtg. Inc	160-11-A-44.00
(NAME)	(NAME)	
113 Bridlington Lane	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Baltimore MD 21279-0041	
(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 , Linda S. Evans Williams, married,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jack Miller, unmarried**, hereinafter called the grantee(s), 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 all of Lot No. 44, on the Plan of Hemmingwood, Phases II, III and IV, of record in Plat Book 6900, Pages 7 and 8, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Linda A. Evans, unmarried, Warranty Deed from Billy Joe Buzbee and wife, Betty Jo Buzbee, of record in Book 10561, Page 62, dated July 28, 1997 and filed for record on August 7, 1997, Register's Office for Davidson County, Tennessee. The said Linda A. Evans and Linda S. Evans Williams are one in the same person.

*Kenneth S. Williams, husband of Linda S. Evans Williams, joins in this instrument to convey any and all interest he has in said property.

Davidson County Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 160110A04400CO.
All matters as set forth per Plat Book 6200, Page 353, and Plat Book 6900, Pages 7-8, said Register's Office.
Restrictions of record in Book 6730, Page 329, Book 6892, Page 540, Book 6925, Page 268, and Book 6948, Page 268, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 6728, Page 673, said Register's Office.
Driveway Easement of record in Book 7701, Page 13, said Register's Office.
Charter of Hemmingwood Homeowners Association of record in 8762, Page 169, said Register's Office.
Charter of Hemmingwood Homeowners Association of record in Book 7496, Page 163, said Register's Office.
Quitclaim Deed to the Homeowners Association of record in Book 7207, Page 84, said Register's Office.
Quitclaim Deed to the Homeowners Association of record in Book 6962, Page 404, said Register's Office.
Charter of Heritage Heights Homeowners Association, Inc. of record in Book 6936, Page 893, said Register's Office.
Charter of Heritage Heights Homeowners Association, Inc. of record in Book 6704, Page 373, said Register's Office.

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 113 Bridlington Lane, 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), 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), 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 8th day of June, 2009.

Linda S. Evans Williams

Kenneth S. Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Linda S. Evans Williams and Kenneth S. Williams, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 8th day of June, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 290500982

RETURN TO:

Talbott Title and Escrow LLC
2212 8th Avenue South
Nashville, TN 37204