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20090731-0071848

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2009.

Notary Public

My commission expires: 2-19-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip Pinion **Velma Jones**	**New Owner**	**Map\Parcel: 171-03-0-B-141.00CO**
641 Old Hickory Blvd., #55		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Janis E. Martin, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Pinion, a single man and Velma Jones, a single woman, joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain property in Davidson County, Tennessee, described as Unit No. 57 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN., together with Easements as shown on the plat of Revision One, Phase One, Section Three, Townhomes of Fredericksburg, recorded in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, Page 435, as amended in Book 10224, Page 683, Book 10628, Page 517 and Instrument No. 20000718-0070558, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions, Register's Office for Davidson County, Tennessee, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Janis E. Martin by Warranty Deed from Sarah E. Gillespie, a married person, dated March 23, 2004, of record in Instrument No. 20040414-0042114, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 534, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931, Book 10694, Page 541, Book 10628, Page 517, Book 10393, Page 11, Book 10126, Page 435, Book 10224, Page 683, Book 11550, Page 531, Book 11682, Page 75, and Instrument #20000719-0070558 and Instrument No. 20050705-0076596, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 8920, Page 40, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 509, Register's Office for DAVIDSON County, Tennessee.

By-Laws of record in Book 8920, Page 45 amended in Book 10694, Page 539, Book 10126, Page 486, Book 10275, Page 959, and Book 11550, Page 554, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Page 9698, Page 124 and Book 7851, Page 712, Register's Office for DAVIDSON County, Tennessee.
QCD for common areas to HOA of record in Book 11753, Page 208, Register's Office for DAVIDSON County, Tennessee.
Amenities Area of record in Book 9443, Page 538, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 7798, Page 843, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10126, Page 430 and Book 11550, Page 529, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 9698, Pages 81, Register's Office for DAVIDSON County, Tennessee.
Easement for Cable Television of record in Instrument #20000516-0049387, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10709, Page 143, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 10012, Page 756, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 920, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 641 Old Hickory Blvd., #55, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand(s) this 23rd day of July, 2009.

Janis E. Martin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Janis E. Martin , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2009.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

File #: **09807-JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027