File No. 290700452

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090052791 DEEDWARR
Recvd: 08/04/09 13:44 2 pgs
Fees:13.00 Taxes:1128.50
20090804-0072990

JAMES A. WIECHART REGISTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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
Timothy L. Darling	Wells FARGO	155-16-A-130
(NAME)	(NAME)	
6008 Deerbrook Dr.	Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Newark, NJ 07101	
(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, Richard E. Brown and Tara G. Brown, husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy L. Darling and wife, Denielle A. Darling**, , 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 Lot No. 157 on the Plan of Traceside, Section Five, as of record in Plat Book 9700, Page 269, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard E. Brown and Tara G. Brown, husband and wife, by deed from Daniel L. Bell, Jr. and Linda Bell of record in Instrument 20020919-0114356, dated July 22, 2002 and filed for record on September 19, 2002, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 7900, Page 705, and Plat Book 9700, Page 269, said Register's Office.

Restrictions of record in Book 9435, Page 493, and Book 9677, Page 675, said Register's Office

By-Laws filed for record in Book 9668, Page 899, said Register's Office.

Sewer Easement of record in Book 7243, Page 345, said Register's Office.

Water Easement of record in Book 9306, Page 279, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument Number 20000329-0031456, said Register's Office.

Charter of Traceside Homeowners' Association, Inc. of record in Book 9668, Page 894, 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 6008 Deerbrook Dr., Nashville, TN 37221
(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 28th day of July, 2009.

Richard Brown

Tara Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Richard E. Brown and Tara G. Brown, 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 28th day of July, 2009.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 290700452

RETURN TO: