File No. 290700019

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090054844 DEEDWARR
Recvd: 08/11/09 13:39 2 pgs
Fees:13.00 Taxes:758.50
20090811-0075584

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Carmichel	New Owner	160-16-0C-040.00
(NAME)	(NAME)	
517 Old Towne Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	,	
(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, Phillip L. Lovelace and wife, Sandra L. Lovelace, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kristen Carmichel, unmarried, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 40 on the Plan of A Horizontal Property Regime (Private Element), The Terraces at Brentwood Chase (A Revision of "Old Towne at Brentwood Chase"), as shown by plat of record in Instrument No. 20001103-0109137, of the Register's Office of Williamson 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 Phillip L. Lovelace and wife, Sandra L. Lovelace by Warranty Deed dated October 31, 2001, from Pulte Homes Tennessee, L.P., a Tennessee Limited Partnership and filed for record on November 8, 2001, in Instrument No. 20011108-0122691, Register's Office for said County.

This conveyance is subject to: (1) Subject to all matters as set forth on the plat of record in Instrument No. 20001103-0109137, revising Instrument No. 20000713-0069317 and Book 9700, Pages 653-654; (2) Easement as shown of record in Book 7902, Page 389 and Book 11115, Pages 281 & 286; (3) Charter of Homeowner's Association as shown of record in Instrument No. 20001214-0123056; (4) Subject to Homeowner's Association Dues; (5) By-Laws as shown of record in Instrument No. 20001214-0123058; and (6) Restrictive Covenants of record in Instrument No. 20001214-0123052, Instrument No. 20010119-0005975, Instrument No. 20010328-0029845 and Instrument No. 20041206-0144631.

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 517 Old Towne Dr., 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), Her 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), Her 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 7th day of August, 2009.

Phillip L. Lovelace

Sandra L. Lovelace

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Phillip L. Lovelace and wife, Sandra L. Lovelace the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of August, 2009.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027