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Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File No. 290800588

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090063832 DEEDWARR
Recvd: 09/18/09 08:42 2 pgs
Fees: 13.00 Taxes: 601.25
20090918-0087094

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shameak B. Belvitt	Shameak B. Belvitt	
(NAME) 535 Griffin Circle	(NAME) New Owner	MAP/PARCEL 064160E04700CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, Allan C. Brown and wife, Michelle D. Pettis**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Shameak B. Belvitt, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being all of Unit 47, Building 13, as shown on the plan of the Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, filed as Exhibit A-1 to, and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to ALLAN C. BROWN AND WIFE, MICHELLE D. PETTIS by deed from PHILLIPS BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20071207-0141663, on 11/15/2007 and filed for record on 12/07/2007, Register's Office for DAVIDSON County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, Instrument No. 20061106-0137656, and Instrument No. 20071105-0130490, said Register's Office.

Sewer line Easement of record in Instrument No. 20001208-0121300, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20051230-0156496, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20061026-0133179, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20061106-0137657, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 535 Griffin Circle, Hermitage, TN 37076
(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 15th day of September, 2009.

Allan C. Brown

Michelle D. Pettis

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Allan C. Brown and wife, Michelle D. Pettis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 9/15/2009.

My Commission Expires:

6-5-12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290800588

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Mt. Juliet, TN 37122