File No. 291100009

WARRANTY DEED

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 12, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/14/2010
(AFFIX SEAL)

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
Andrea M. Tucker	Franklin American Mortgage	160-16-C-25CO
(NAME)	(NAME)	
404 Old Towne Drive	501 Corporate Centre Dr #400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090079067 DEEDWARR
Recvd: 11/20/09 10:07 2 pgs
Fees:13.00 Taxes:777.00
20091120-0106905

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, Susan Elaine Dauwalder fka Susan Elaine Hitchcock, married,** * hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Andrea M. Tucker, 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 Unit No. 25 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Elaine Hitchcock, an unmarried woman, by deed from Pulte Homes Tennessee Limited Partnership, a Tennessee limited partnership, of record in Instrument 20011204-0132748, dated November 30, 2001 and filed for record on December 4, 2001, Register's Office for Davidson County, Tennessee.

*Nathan Dauwalder, husband of Susan Elaine Dauwalder, joins in this instrument to convey any and all interest in said property.

Davidson County Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 9700, Pages 653-654, and Instrument 200011030109137, said Register's Office.
Restrictions of record in Instrument 200005310053798, Instrument 200008310086367, and Instrument 200012140123057, amended in Instrument 200008310086366, Instrument 200101190005975, Instrument 200103280029845, Instrument 200412060144631, said Register's Office.
By-Laws of record in Instrument 200012140123058, said Register's Office.
Drainage Easement of record in Book 7902, Page 389, said Register's Office.
Water Line Easement of record in Book 8371, Page 320, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 11115, Page 281, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 11115, Page 286, said Register's Office.
Charter of Brentwood Chase Community Association of record in Instrument 200005240051842, said Register's Office.
Charter of Terraces at Brentwood Chase Townhome Association, Inc. of record in Instrument 200012140123056, said Register's Office.
Quitclaim Deed to the Homeowners Association of record in Instrument 200102080012529, said Register's Office.
Quitclaim Deed to the Homeowners Association of record in Instrument 200102080012530, 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 404 Old Towne Drive, 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 17th day of November, 2009.

Susan Elaine Dauwalder

Nathan Dauwalder

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Susan Elaine Dauwalder and Nathan Dauwalder, 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 17 day of November, 2009.

Commission expires:

Notary Public

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2010

File Number: 291100009

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

AW-09-404