File No. 291100173

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090081858 DEEDWARR
Recvd: 12/03/09 10:35 2 pgs
Fees:13.00 Taxes:536.50
20091203-0110723

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Kay W Drury
Affiant Agent for Recording

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2009.

Rebecca A. Wright
Notary Public

MY COMMISSION EXPIRES: 4/16/13
(AFFIX SEAL)

REBECCA A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

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
OMNI Community Services, Inc.	OMNI Community Services, Inc.	MAP 064130A01600
(NAME) 301 S. Perimeter Park Drive, Ste 210	(NAME) 301 S. Perimeter Park Drive, Ste 210	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, Tennessee 37211	
(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, I, **Ralph M. Brown, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **OMNI Community Services, Inc.,** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16 on the plan of THE VILLAGES AT SOUTHFORK, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6900, Page 482, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ralph M. Brown and Betty Brown, husband and wife by Warranty Deed dated August 23, 1999, from Tim Lee Jenkins, married and filed for record on August 25, 1999, in Book 11634, Page 462, Register's Office for said County. The said Betty Brown having since died on July 25, 2006, leaving Ralph M. Brown as sole owner and surviving spouse.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 482, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Book 6566, Page 208, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7174, Page 613 and Book 7536, Page 745, Register's Office for said County.

QuitClaim to Homeowner's Association as shown of record in Book 7470, Page 820, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 7390, Page 454, Register's Office of said County.

For the purposes of this transaction Ralph M. Brown and Ralph Mitchell Brown are one and the same person.

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 621 Hardin Shire Dr., Old Hickory, TN 37138
(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), THEIR 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), 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 hands this 30th day of November, 2009.

Ralph M. Brown by Barbara G. Brown, his attorney in fact

G Brown attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara G. Brown, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Ralph M. Brown, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of November, 2009.

Commission expires: 9.2.2013

Notary Public

File Number: 291100173

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON