BILL GARRETT, Davidson County
Trans:T20090084453 DEEDWARR
Recvd: 12/15/09 11:13 2 pgs
Fees:13.00 Taxes:1461.50
20091215-0114194

| | |
|---|---|
| ATT VIXAYVONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD<br>MY COMMISSION EXPIRES: 06/17/2013<br>(Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>The actual consideration or value, whichever is greater, for this transfer is $395,000.00<br>Affiant<br>Subscribed and sworn to before me, this 11th day of December, 2009.<br>Notary Public<br>My commission expires:_____ |

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Robert E. Cahill**<br>**Suzanne L. Cahill** | FIRST NAT'L BK of PA | **Map 172, Group 09-0, Parcel 001.00** |
| **505 Turnberry Point** | 3320 EAST STATE STREET | |
| **Brentwood, TN 37027** | HERMITAGE, PA 16148 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Jason Carpenter**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Robert E. Cahill and Suzanne L. Cahill, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1 on the plan of Banbury Estates, of record in Instrument No. 20000921-0094036, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jason Carpenter and wife, Carla Carpenter, by Warranty Deed, from The Jones Company of Tennessee, LLC, of record in Instrument No. 20040421-0045574, Dated April 12, 2004. Carla Carpenter conveyed her interest in said property by Quitclaim Deed, to Jason Carpenter, of record in Instrument No. 20041102-0131843, Dated October 29, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20000921-0094036, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10369, page 48, Book 1962, page 516, Book 11218, page 180 and Instrument No. 20010523-0053234, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 11187, page 575, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10633, page 330, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 10219, page 527 and Book 11213, page 82, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20020610-0070239, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 505 Turnberry Point, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand(s) this 11th day of December, 2009.

Jason Carpenter

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Jason Carpenter, the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2009.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **090179CD**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**