File No. 210010397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Freddie L. Derricks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2010.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100013559 DEEDWARR
Recvd: 03/08/10 09:46 2 pgs
Fees:13.00 Taxes:1258.00
20100308-0017486

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddie L. Derricks	SA Mortgage Services, LLC dba Birchfield Home Mortgage	064030A03000
(NAME)	(NAME)	
220 Hidden Court	2021 N. Gallatin Road, Suite 280	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Madison, TN 37115	
(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, **Thomas D. Rolick and wife, Kathleen L. Rolick**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Freddie L. Derricks and wife, Mary F. Derricks**, 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plat of Phase Two-A of Brandywine Pointe, a Planned Unit Development, as of record in Plat Book 7900, pages 350 & 351, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas D. Rolick and wife, Kathleen L. Rolick by deed from Stephanie S. Hartley Fox of record in Instrument 20000905-0087115 on 08/11/2000 and filed for record on 09/05/2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters as set forth per Plat Book 7900, Page 156, Plat Book 7900, Page 350-351, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 8120, Page 170, as amended in Book 8544, Page 818, Book 8671, Page 484, and Book 9010, Page 627, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 8695, Page 379, as amended of record in Book 9145, Page 957, as amended in Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, and Book 10684, Page 324, said Register's Office. By-Laws were amended of record in Book 10721, Page 835, said Register's Office. Non Exclusive Easement for Parking/Ingress/Egress Easement to Brandywine Pointe Subdivision of record in Book 11108, Page 555, said Register's Office. Charter of Homeowner's Association as shown of record in Book 8637, Page 563, Book 9013, Page 39, Book 9117, Page 77, 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 220 Hidden Court, 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 5th day of March, 2010.

Thomas D. Rolick

Kathleen L. Rolick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas D. Rolick and Kathleen L. Rolick 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 5th day of March, 2010.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie Notary Public

File Number: 210010397

RETURN TO:

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Hendersonville, TN 37075