39-B

File No. 210030087

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018555 DEEDWARR
Recvd: 03/30/10 15:00 2 pgs
Fees:13.00 Taxes:786.25
20100330-0023724

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-8-2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Elizabeth Carla Webb	~~NEW OWNER~~ Pinnacle National Bank	160-15-A-40.00 CO
(NAME) 111 Hearthstone Manor Cr.	(NAME) 211 Commerce St., Ste. 300	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37201	
(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, Nancy S. Burton f/k/a Nancy S. Moss, married***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Carla Webb, a married person**, 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 Unit No. 40 on the Condominium Site Plan of Phase III, Hearthstone Manor, a Part of Hearthstone P.U.D., of record in Plat Book 6250, Page 493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Nancy S. Moss, unmarried, by Deed from Carolyn E. Latham, unmarried, of record in Instrument 20020219-0020893, dated February 8, 2002 and filed for record on February 19, 2002, Register's Office for Davidson County, Tennessee.

* William W. Burton, husband of Nancy S. Burton f/k/a Nancy S. Moss, joins in this instrument to convey any and all interest he has in said property.

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

All matters as set forth per Plat Book 6250, Page 493, and Plat Book 6200, Page 642, said Register's Office.

Restrictions of record in Book 5409, Page 485, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6424, Page 839, as amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 7398, Page 907, Book 7403, Page 563, Book 11404, Page 149, and Instrument 20060510-0054690, said Register's Office.

Rules and Regulations of record in Book 11749, Page 481, said Register's Office.

By-Laws of record in Book 7403, Page 568, as amended in Instrument 20080624-0064983, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 11651, Page 270, said Register's Office.

Charter of Hearthstone Manor Homeowners Association, Inc. of record in Book 6437, Page 852, Book 7679, Page 16, and Book 7769, Page 494, said Register's Office.

Quitclaim Deed to the Homeowners Association of record in Book 6582, Page 158, 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 111 Hearthstone Manor Cr., 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), 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 26th day of March, 2010.

Nancy S. Burton f/k/a Nancy S. Moss

William W. Burton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nancy S. Burton f/k/a Nancy S. Moss and William W. Burton, 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 26th day of March, 2010.

Commission expires:

1/10/13

WILLIAMSON COUNTY K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

File Number: 210030087

RETURN TO: