BOX 10-A

File No. 210060117

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100037932 DEEDWARR
Recvd: 06/22/10 10:40 2 pgs
Fees:13.00 Taxes:1757.50
20100622-0048634

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

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
Edward Q. Warner	Pinnacle National Bank	171-68
(NAME) 5684 Cloverland Drive	(NAME) 2300CWestrEndSAve.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37203	
(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, John Douglas Majors and Jennifer L. Majors, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Edward Q. Warner and wife, Jamie L. Warner, 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. 15 on the Plan of Brentwood Gardens of record in Book 1130, Page 16, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Douglas Majors and Jennifer L. Majors, husband and wife by deed from Annie L. Markham dated August 27, 2003, of record as Instrument No. 20030905-0130249, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the Plan of record in Book 1130, Page 16, Register's Office of said County.

Taxes for the year 2010 and subsequent years, a lien but not yet due and payable.

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 5684 Cloverland 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), 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 18th day of June, 2010.

John Douglas Majors

Jennifer L. Majors

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John Douglas Majors and Jennifer L. Majors, husband and wife, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/18/2010.

Witness my hand at office this 18th day of June, 2010.

Commission expires:

11/10/13

Notary Public

THOMAS SIDWELL K. WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

File Number: 210060117

RETURN TO:

Sidwell Title

5107 Maryland Way

Brentwood, TN 37027