File No. 210060530

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-12-14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON 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
Laurie J. Stanfill	NEW OWNER	160150A02000CO
(NAME)	(NAME)	
134 Hearthstone Manor Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

BILL GARRETT, Davidson County
Trans:T20100045080 DEEDWARR
Recvd: 07/23/10 09:50 2 pgs
Fees:13.00 Taxes:925.00
20100723-0057751

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, Susan W. O'Reilly, an unmarried woman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Laurie J. Stanfill, 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. 1, Building No. 1, on the Condominium Site Plan, Phase I, Hearthstone Manor, a Part of Hearthstone P.U.D., of record in Book 6250, Page 215, as amended in Book 6250, Page 398, Register's Office in Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

Being the same property conveyed to Susan W. O'Reilly, an unmarried woman by Deed from Kelsey D. Beard and Rosslyn N. Beard, dated 03/10/2003 and filed for record on 03/17/2003 in Instrument No. 20030317-0034861, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6250, Page 215 and Book 6250, Page 398, said Register's Office.

Restrictions of record in Instrument 19850613-6582358, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, Book 7393, Page 749, Book 7398, Page 907, Book 7403, Page 563, Book 11404, Page 149, Book 11749, Page 481, said Register's Office.

By-Laws of record in Book 7403, Page 568 and Instrument No. 20080624-0064983, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 6437, Page 852, Book 7679, Page 16, Book 7769, Page 494, said Register's Office.

Quitclaim Deed to Homeowner's Association as shown of record in Book 6499, Page 739, Book 6582, Page 158, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 160150A02000CO.

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 134 Hearthstone Manor Circle, 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 15th day of July, 2010.

Susan W. O'Reilly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Susan W. O'Reilly, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/15/2010.

Witness my hand at office this 15th day of July, 2010.

Commission expires:

9/23/13

Notary Public

File Number: 210060530

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY