Return To:

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

WARRANTY DEED

MAP 10.1930

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2010

Notary Public

MY COMMISSION EXPIRES: 12-17-11
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla S. Brown	New Owner	173-09-O-B
(NAME)	(NAME)	(MAP)
4049 Barnes Cove Drive		022.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Cheryl A. Hemmerle, Trustee of The Marsha R. Base and Cheryl A. Hemmerle Revocable Living Trust, dated 11/17/04, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carla S. Brown, a single person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 314, on the Plan of Barnes Cove, Section 1, of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to The Marsha R. Base and Cheryl A. Hemmerle Revocable Living Trust, by deed from Gallery Homes, LLC, of record in Instrument No. 20050922-0113896, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4049 Barnes Cove Drive, Antioch, Tennessee 37013

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, their heirs and assigns forever; and we do covenant with 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 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 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.

BILL GARRETT, Davidson County
Trans:T20100047524 DEEDWARR
Recvd: 08/03/10 09:49 2 pgs
Fees:13.00 Taxes:806.60
20100803-0060812

Witness my/our hand(s) this 30th day of July, 2010.

Trustee

Cheryl A. Hemmerle, Trustee of The Marsha R.
Base and Cheryl A. Hemmerle Revocable Living Trust
Dated 11/17/04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cheryl A. Hemmerle, Trustees of The Marsha R. Base and Cheryl A. Hemmerle Revocable Trust, dated 11/17/04 with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Marsha R. Base and Cheryle A. Hemmerle Revocable Trust, dated 11/17/04, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Cheryl A. Hemmerle Trustees.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of July, 2010.

Notary Public

My commission expires 7-5-2011

John M. Wells
State of Tennessee Notary Public
Davidson County