File No. 100714

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,775,000.00

Terri Frost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

BILL GARRETT, Davidson County
Trans:T20100055480 DEEDWARR
Recvd: 09/03/10 12:43 2 pgs
Fees:13.00 Taxes:6567.50

20100903-0070344

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri Frost	Same as new owner	130 12 0A 012.00
(NAME) 19 Northumberland	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph D. Maxwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri Frost, HEREINAFTER CALLED THE GRANTEES, 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. 12 on the Plan of Northumberland, of record in Book 6250, pages 128 and 129, as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description of said lot.

Being the same property conveyed to Joseph D. Maxwell and wife, Juliann Maxwell by deed from Edward James Norman, III and wife, Kimberly H. Norman, dated April 1, 1997 and recorded on April 1, 1997 in Book 10400, page 45, Register's Office, Davidson County, Tennessee. The said Juliann Maxwell died on April 2, 2009, leaving Joseph D. Maxwell as the surviving tenant by the entirety.

Subject to the plan of record in Plat Book 6250, page 128-129, amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office.

Declaration of Protective Covenants, Conditions and Restrictions for Northumberland of record in Book 6377, page 18, as re-recorded in Book 6545, page 799; First Amendment of record in Book 8990, page 50; Second Amendment of record in Book 11298, page 935; and Amended and Restated of record in Instrument No. 20010629-0068967, said Register's Office.

By-Laws of Northumberland of record in Book 7663, page 468 and Book 8919, page 45, said Register's Office.

Charter of Northumberland Homeowners' Association, Inc. of record in Book 6493, page 884, as amended in Book 7545, page 405 and Book 7841, page 73, said Register's Office.

Easement and certain rights retained by Northumberland Development Company granted to Northumberland Homeowners Association, Inc., all as more particularly described in instrument of record in Book 6623, page 928, said Register's Office.

File No. 100714

unimproved ☐

This is improved ☒ property, known as 19 Northumberland, Nashville, TN 37215

(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 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.

Witness my hand this 1st day of September, 2010.

Joseph D. Maxwell

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 Joseph D. Maxwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2010.

Commission expires:

7-3-2012

STEVE D. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Notary Public