210080181

Return to

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Return to:

#815

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Victoria R. Picott	New Owner	Map 181-10-0D-
417 High Point Terrace		Parcel 004.00-CO
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Touchstone Builders, Inc., a Tennessee corporation,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Victoria R. Picott, a single person,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot No. 4, on the Plan of Jackson Valley Subdivision, Section One, of record in Instrument No. 20070808-0094664, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Touchstone Builders, Inc., a Tennessee corporation by Warranty Deed dated February 12th, 2010 from GSH Development, LLC, a limited liability company, of record in Instrument No. 20100212-0011358, said Register's Office.

This conveyance is subject to the following:

1. **2010 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Instrument No. 20070322-0035003, said Register's Office.**
3. **Charter for Jackson Valley HOA of record in Instrument No. 20051007-0121055, said Register's Office.**
4. **Storm Water Detention of record in Instrument No. 20060512-0055724, said Register's Office.**
5. **Subject to any Home Owners Association Fees.**
6. **Any and all matters appearing on the Plan of record in Instrument No. 20070808-0094664, said Register's Office.**

This is improved property commonly known as **417 High Point Terrace, Brentwood, TN 37027**

BILL GARRETT, Davidson County
Trans:T20100056589 DEEDWARRSP
Recvd: 09/09/10 10:46 2 pgs
Fees:13.00 Taxes:1131.09

20100909-0071741

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $305,700.00.

Affiant

Subscribed and sworn to before me this 3rd day of September, 2010

Notary public:
My commission expires: _____

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of September, 2010.

Touchstone Builders, Inc.

By: _____
Douglas Schenkel, President

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The State and County aforesaid, personally appeared **Douglas Schenkel**, with whom I am personally acquainted or (proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged HIMSELF to be the PRESIDENT of Touchstone Builders, Inc., the within named bargainor, and that HE as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation, by HIMSELF as PRESIDENT.

WITNESS my hand and official seal at Nolensville, Tennessee, this 3rd day of September, 2010.

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011