WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110001917 DEEDWARR
Recvd: 01/10/11 11:17 2 pgs
Fees:13.00 Taxes:3052.50
20110110-0002640

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2011.

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires

Notary Public

MY COMMISSION EXPIRES: January 26, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1535 Northfield Blvd., Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Byron Hall	same as owner	164060A03500 (UNIT 35) 164060A03900 (UNIT 39); 164060A04100 (UNIT 41); 164060A04200 (UNIT 42); 164060A04300 (UNIT 43); 164060A04700 (UNIT 47); 164060A04800 (UNIT 48); 164060A05000 (UNIT 50); 164060A05400 (UNIT 54); 164060A05500 (UNIT 55).
(NAME)	(NAME)	
37Governor's Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN. 37027		
(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, **P & B DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Byron Hall and Jenny Hall**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: as tenants by the entirety with right of survivorship

Land in Davidson County, Tennessee, being all of Unit No.'s 35, 39, 41, 42, 43, 47, 48, 50, 54, and 55, on the plan of Autumn Glen Section 1, a Condominium Regime, of record in Instrument 200209260117438, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to P & B DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deed from MAINSTREET HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated 03/23/2007 and filed for record on 04/02/2007 in Instrument 200704020038726, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 200209260117438;Restrictions of record in Instrument 200103080021946;Master Deed and By-Laws filed for record in Instrument 200309290143614, Amendment to Master Deed of record in Instrument 20101229-0103591;Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains and Appurtenances of record in Instrument 200208230102072;Agreement for Dedication of Easement for Public Utilities including Sidewalks of record in Instrument 200208280104004;Easement of record in Instrument 200212110153095, said Register's Office.

unimproved ☐

This is improved ☑ property, known as Autumn Glen, Units 502,506,509,510,512,514,515,520,523 and 524
(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/or 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/or 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 4th day of January, 2011.

P & B DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Jerry L. Benefield
Secretary

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Jerry L. Benefield with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of P & B DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Secretary.

WITNESS my hand and seal this 4th day of January, 2011.

Notary Public
My Commission Expires: 01312

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County

RETURN TO:
Stewart Title Company Tennessee Division
1535 Northfield Blvd., Ste 16
Murfreesboro, TN 37129