File No. 210090558

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110029921 DEEDWARR
Recvd: 05/19/11 14:25 2 pgs
Fees: 13.00 Taxes: 547.60

20110519-0038438

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF May, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

State of Tennessee Notary Public Williamson County

My commission expires November 21, 2012

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Brust (NAME)	Guaranty Trust Co (NAME)	064110A02100
404 N Cameron Ct (ADDRESS)	316 Robert Rose Dr (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Prudential Relocation, Inc., a Colorado corporation, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Valerie Brust, unmarried hereinafter called the grantee(s), 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. 21 on the Plan of Caleb Chase, a Planned Unit Development, as of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Prudential Relocation, Inc., a Colorado corporation by Deed from KENT ERIC LEGEL AND WIFE, KIMBERLY MICHELLE LEGEL of record in Instrument No. 20110519 0038437 **, Register's Office for DAVIDSON County, Tennessee.**

All matters as set forth per Plat Book 6250, Page 821-822, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6777, Page 453, as corrected of record in Book 6783, Page 805, said Register's Office.

Amended and Restated Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7189, Page 553, as amended in Instrument No. 20100603-0043191, said Register's Office.

Storm water Detention Agreement of record in Book 6548, Page 557, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 6927, Page 370 and Book 8109, Page 791, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Book 7242, Page 554, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 064110A02100.

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 404 North Cameron Court, Hermitage, TN 37076
(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), 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), 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 April ,2010

Prudential Relocation, Inc.

By: Desired Fernandez
Its: Asst - Secretary

STATE OF Texas
COUNTY OF Harris

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Desired Fernandez acknowledge that he is the Asst - Secretary of Prudential Relocation, Inc., a Colorado corporation, and who further acknowledges that he executed the forgoing instrument for the purposes therein contained.

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

Commission expires:

Nicole L. Honeysette
Notary Public

File Number: 210090558

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

NICOLE L. HONEYSETTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-29-2012