GSRM BOX44

BILL GARRETT, Davidson County
Trans:T20110033502 DEEDWARR
Recvd: 06/03/11 16:06 3 pgs
Fees:18.00 Taxes:767.75
20110603-0042908

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $207,500.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2011. Notary Public My Commission Expires: 9.3.12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 3, 2012

Address New Owner As Follows: Thomas M. Roland and Danny D. Brewington 1465 Stoner Ridge Hermitage, TN 37076	Send Tax Bills To: Regions Mortgage 2050 Parkway Office Circle Birmiingham, AL 35244	Map-Parcel Number: 075110A08100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronnie Burgett and wife, Brenda B. Burgett,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Thomas M. Roland, unmarried, and Danny D. Brewington, unmarried, as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 76, as shown on the map entitled Phase Three, Heritage Meadows, of record in Book 9700, Page 984, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronnie Burgett and wife, Brenda B. Burgett, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20000322-0029242, dated March 17, 2000, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, Page 984, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10337, Page 102, annexed in Instrument No. 20000313-0025560, said Register's Office.

4. Rights of others in and to the common elements.

This is improved property known as: 1465 Stoner Ridge Hermitage, TN 37076.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of June, 2011.

Ronnie Burgett
Ronnie Burgett

Brenda B. Burgett
Brenda B. Burgett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronnie Burgett**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 2011

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda B. Burgett**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 2011

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012