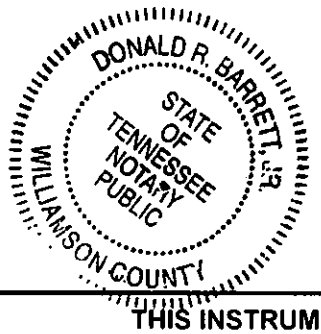
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,450.00

Kay W Rowland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kay W. Rowland	NEW OWNER	181100A03200CO
(NAME)	(NAME)	
6724 Autumn Oaks Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120010984 DEEDWARR
Recvd: 02/14/12 10:56 2 pgs
Fees:13.00 Taxes:826.77
20120214-0012857

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, we, **Brandon W. Barkley and Katie A. Barkley , husband and wife,,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kay W. Rowland , unmarried**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 348, on the plan of Autumn Oaks, Section One, of record in Plat Book 9700, Page 913-914, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brandon W. Barkley and Katie A. Barkley, husband and wife by Deed from Amnon Shreibman, Trustee, dated 06/01/2006 and filed for record on 06/05/2006 in Instrument 200606050066355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 786, Plat Book 9700, Page 913-914, said Register's Office.
Notice of Acceptance of Public Infrastructure in Instrument 201012070097287, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200109120099443, as amended of record in Instrument 201012060096935, Instrument 200305130064238 and 201004140028160, said Register's Office.
Right of Way Agreement of record in Book 2245, Page 271, said Register's Office.
Right of Way Agreement of record in Book 4240, Page 667, said Register's Office.
Partial Release as to Right of Way Agreement of record in Book 6968, Page 25, said Register's Office.
Stormwater Detention Agreement Easement of record in Book 7760, Page 970, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 9343, Page 196, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 9343, Page 199, said Register's Office.

Charter of record in Instrument 200109120099442, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 6724 Autumn Oaks Drive, Brentwood, TN 37027
(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 our hands this 13 day of January 2012.

Brandon W. Barkley

Brandon W. Barkley

Katie A. Barkley

Katie A. Barkley

State of Tennessee
County of Williamson

Personally appeared before me Brandon W. Barkley and Katie A. Barkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of January 2012.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY