BILL GARRETT, Davidson County
Trans:T20120011459 DEEDWARR
Recvd: 02/15/12 14:32 2 pgs
Fees:13.00 Taxes:306.92
20120215-0013442

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Todd E. Rowan
549 Bradburn Village Circle
Antioch, TN 37013

MORTGAGEE
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 164-06-0-B
PARCEL 025.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James Robert Mayes, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Todd E. Rowan, unmarried,** hereinafter called the Grantees, their 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 Unit 25, The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions, record in Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Robert Mayes, unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated August 17, 2011 and filed of record in Instrument No. 20110819-0064294, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20060816-0101099, Amended in Instrument No. 20070717-0084884 and in Instrument No. 20070817-0098536; Right of Way Easement of record in Book 3644, Page 317; Book 3670, Page 396; Book 4579, Page 913; Easement of record in Book 5799, Page 662; Grant of Transmission Line Easement of record in Instrument No. 20020905-0107384 and in Instrument No. 20020909-0109148; Charter of record in Instrument No. 20060823-0103546; Quitclaim Deed to The Townhomes of Bradburn Village Homeowners Association Inc. of record in Instrument No. 20060823-0103545; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **549 Bradburn Village Circle Antioch, TN 37013.**

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 do 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 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 Grantees, their 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 our hands this 9th day of February, 2012.

James Robert Mayes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Robert Mayes, unmarried, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2012.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $82,950.00.

AFFIANT

Subscribed and sworn to before me this 9th day of February, 2012.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16