BILL GARRETT, Davidson County
Trans:T20120015120 DEEDWARR
Recvd: 03/01/12 11:05 2 pgs
Fees:13.00 Taxes:660.45
20120301-0018002

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS ~~GREATER~~, FOR THIS TRANSFER IS ~~$178,500.00~~

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Beth Hazelwood Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

G-KW-12-601

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esta J. Works	Churchill Mortgage Corporation	
601 Old Hickory Blvd., #52	(NAME) 761 Old Hickory Blvd., #52	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	171-3-B-248.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY ELIZABETH BREWER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ESTA J. WORKS, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 10, TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SEVEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 957, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY ELIZABETH GRISSOM, UNMARRIED BY WARRANTY DEED FROM MICHAEL A. DRISH, UNMARRIED, RECORDED ON THE 2ND DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071102-0129544, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARY ELIZABETH GRISSOM BEING ONE AND THE SAME PERSON, AND NOW KNOWN, AS MARY ELIZABETH BREWER.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGE 957; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7798, PAGE 843, BOOK 8920, PAGE 65, BOOK 9500, PAGE 393, BOOK 9860, PAGE 840, BOOK 10294, PAGE 850, BOOK 10393, PAGE 11, BOOK 10628, PAGE 517, BOOK 11550, PAGE 531, BOOK 10224, PAGE 683, BOOK 10126, PAGE 435 AND BOOK 11682, PAGE 75 AND INSTRUMENT NOS. 20000718-0070558 AND 20050705-0076596; BY-LAWS OF RECORD IN BOOK 8920, PAGE 45, BOOK 10126, PAGE 486, BOOK 10275, PAGE 959, BOOK 10694, PAGE 539, BOOK 10694, PAGE 541 AND BOOK 11550, PAGE 554; HOA CHARTER OF RECORD IN BOOK 10126, PAGE 430 AND BOOK 11550, PAGE 529; EASEMENT FOR CABLE TV OF RECORD IN INSTRUMENT NO. 20000516-0049387; EASEMENT FOR SANITARY SEWER, STORM DRAINAGE, WATER MAINS & APPURTENANCES OF RECORD IN BOOK 7358, PAGE 643; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 7993, PAGE 269; EASEMENT FOR BELL SOUTH OF RECORD IN BOOK 10709, PAGE 143; EASEMENT OF RECORD IN BOOK 7851, PAGE 712; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 10357, PAGE 920 AND CONVEYANCE TO HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 11753, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 601 Old Hickory Blvd., #52, Brentwood, Tennessee 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 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 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 hand(s) this 29th day of February, 2012.

Mary Elizabeth Brewer by William Josh Brewer, Attorney-In-Fact

William Josh Brewer

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of February, 2012, before me personally appeared William Josh Brewer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Elizabeth Brewer and who acknowledged he/she/they executed the same as the free act and deed of the said Mary Elizabeth Brewer.

Witness my hand and official seal, this the 29th day of February, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Josh Brewer, the within named bargainor, 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 the 29th day of February, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903