WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032069 DEEDWARR
Recvd: 05/02/12 10:58 2 pgs
Fees:13.00 Taxes:1128.50
20120502-0037536

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2012.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcia P. Picha	Same	064030A04500CO
(NAME)	(NAME)	
312 Shute Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aubrey Hiam and Eric Sox, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCIA P. PICHA, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 60 on the Plan of Phase Eight, Section Two, Brandywine Pointe Subdivision, as of record in Book 7900, Page 711, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Aubrey Hiam and Eric Sox by Trustee's Deed dated November 30, 2011, executed by Shellie Wallace, Partner of Wilson & Associates, PLLC, Substitute Trustee, which deed was recorded on December 6, 2012 as Instrument No. 20121206-0095009 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS
2. ALL THOSE MATTERS SET FORTH ON THE PLAN OF PHASE EIGHT, SECTION TWO, BRANDYWINE POINTE SUBDIVISION OF RECORD IN BOOK 7900, PAGE 711, SAID REGISTER'S OFFICE.
3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8120, PAGE 170 AS AMENDED IN BOOK 8671, PAGE 484 AND IN BOOK 9010, PAGE 627 AND MADE APPLICABLE TO PHASE EIGHT, SECTION TWO IN BOOK 9314, PAGE 214 ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4. GROUND LEASE BETWEEN BRANDYWINE POINTE COMMUNITY ASSOCIATION, INC. AND BRANDYWINE POINTE PARTNERS, LP. OF RECORD IN BOOK 9128, PAGE 615, SAID REGISTER'S OFFICE.
5. BY-LAWS OF BRANDYWINE POINTE COMMUNITY ASSOCIATION, INC. OF RECORD IN BOOK 8695, PAGE 379 AND AMENDED IN BOOK 10721, PAGE 835, SAID REGISTER'S OFFICE.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE ABOVE GRANTORS.

unimproved ☐

This is improved ☐ property, known as 312 Shute Court, Old Hickory, TN 37138
(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

GRANTEE 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, her 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 30th day of April, 2012.

Aubrey Hiam

Eric Sox

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of April, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam and Eric Sox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

