(1)

Return To:
[illegible]
1804 Wil[illegible] Ste 201
Brent[illegible] 7027
[illegible]

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00 Affiant Subscribed and sworn to before me, this 29th day of May, 2012. Notary Public My commission expires: 3-18-2014

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120041270 DEEDWARR
Recvd: 06/05/12 11:19 2 pgs
Fees:13.00 Taxes:777.00
20120605-0048892

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Meghan Purcell	**New Owner**	**Map/Parcel 160-16-0-C-042.00CO**
521 Old Towne Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Daniel Andrew McCollum and wife, Sarah E. McCollum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meghan Purcell, a single woman

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 No. 42, on the Plan of The Terraces of Brentwood Chase, as shown on plat of record in Instrument No. 20001030109137, In the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daniel Andrew McCollum, an unmarried man by Warranty Deed from Joseph Brown, and unmarried man and Todd Roman, an unmarried man of record in Instrument No. 20080820-0085494 Dated August 18, 2008 Registers Office for Davidson County Tennessee. Daniel Andrew McCollum having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20001103-0109137, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20001214-0123057 and amended in Instrument No. 20010119-0005975, Instrument No 20010328-0029845, Instrument No 20041206-0144631 Register's Office for DAVIDSON County, Tennessee.
Restrictions of Record in Instrument No. 20000531-0053798 and Instrument No. 240000831-0086366, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 1115, Page 31, Book 11115, Page 281 and Book 11115, page 286, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Mains of record in Book 8371, Page 320, Register's Office for DAVIDSON County, Tennessee.
Drainage Facilities Easement of record in Book 7902, Page 389, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 9700, Page 653 and Book 9700, Page 654, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20000524-0051842,Instrument No. 20001214-0123056 Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20010208-0012529, Instrument No. 20010208-0012530 Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No. 20001214-0123058
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 521 Old Towne Drive, Brentwood, TN 37027.

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 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 my/our hand(s) this 29th day of May, 2012.

David Andrew McCollum
Daniel Andrew McCollum

Sarah E. McCollum
Sarah E. McCollum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Daniel Andrew McCollum and Sarah E. McCollum , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2012.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120396DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027