STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,500.00.

Peggy Brodien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2012.

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES

Notary Public
MY COMMISSION EXPIRES:
File No. G12-4967D

BILL GARRETT, Davidson County
Trans:T20120056953 DEEDWARR
Recvd: 08/02/12 09:43 2 pgs
Fees:13.00 Taxes:57.35
20120802-0068328

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Peggy Brodien (NAME)	Same (NAME)	49-1-B-8CO
520 Cherry Grove Lane (STREET ADDRESS)	709 Hardy's CT (STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Whites Creek TN 37189 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **William H. Thompson, Jr. and Beverly Jean Thompson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peggy Brodien**, 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 Lot No. 35 on the plan of CHERRY GROVE, PHASE 1A, as shown by plat of record in Instrument No.20050815-0096231, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William H. Thompson, Jr. and Beverly Jean Thompson, husband and wife from Country Maid Farms, Inc., a Tennessee Corporation, by Deed dated December 28, 2010, as Instrument No. 20110103-0000175, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050831-0104284, and in any allied instrument(s) referred to in said restrictions.

2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050815-0096231, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20050921-0113595 and Instrument No. 20091218-0115434, Register's Office for Davidson County, Tennessee.

5. Temporary Cul-de-sac Easement as recorded in Instrument No. 20040610-0068654, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Instrument No. 20100826-0067726, Register's Office for Davidson County, Tennessee.

7. Right of Way Easement as recorded in Book 8635, page 24 and Book 8672, page 168, Register's Office for Davidson County, Tennessee.

8. Easements for sanitary sewer and storm drainage as recorded in Book 5156, page 454 and Book 5156, page 457, Register's Office for Davidson County, Tennessee.

9. Roadway Easement as recorded in Book 1261, page 440, Register's Office for Davidson County, Tennessee.

10. Storm Water Detention Agreement as recorded in Instrument No. 20041213-0147647 and Instrument No. 20040903-0107036, Register's Office for Davidson County, Tennessee.

11. Common Area conveyed to Homeowner's Association of record in Instrument No. 20090504-0040404, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is UNimproved property, known as 520 Cherry Grove Lane, Whites Creek, TN 37189.

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. Whenever 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 23rd day of July, 2012.

X _____ July 23, 2012
William H. Thompson, Jr. Date

X Beverly Jean Thompson July 23, 2012
Beverly Jean Thompson Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named William H. Thompson, Jr. and Beverly Jean Thompson, husband and wife, 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 23rd day of July, 2012.

My Commission Expires: 3/31/14 _____ Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066