Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(2)

BILL GARRETT, Davidson County
Trans:T20120062705 DEEDWARR
Recvd: 08/22/12 10:22 2 pgs
Fees:13.00 Taxes:1239.50
20120822-0075365

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2012.

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Frank A. Waters, Jr. **Olivia Mullin**	**New Owner**	**Map\Parcel: 171-04-0-A-039.00CO**
5420 Brownstone 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,

Margie Hieter, unmarried woman

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

Frank A. Waters, Jr. and wife, Olivia Mullin

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. 84 on the Plan of Brownstone Subdivision, Section One, a Planned Unit Development, of record in Plat Book 9700, Page 496 and 497, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Margie Hieter, an unmarried woman by Warranty Deed from Muhammad M. Al-Kaylani and wife, Nadia K. Al-Guboori, of record in Instrument No. 20080407-0035210, dated March 21, 2008, Register's Office for Davidson Couny, Tennessee.

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 Plat Book 9700, Pages 942 and 943, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10658, Page 952, Book 11276, Page 618 and Instrument No. 20010118-0005696, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Associaiton of record in Book 10659, Page 15, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, Page 689, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20010719-0076872, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 9700, Page 455, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10658, Page 998, Register's Office for DAVIDSON County, Tennessee.
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 5420 Brownstone 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 16th day of August, 2012.

Margie Hieter by: J. Carlton Drumwright, Attorney in Fact
Margie Hieter
By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Margie Hieter for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Margie Hieter and is authorized by Margie Hieter to execute this instrument on his/her behalf.

Witness my hand, at office, this 16th day of August, 2012.

Notary Public

My Commission Expires: 9/23/13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **120793CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027