Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie J. Weeks	same	160110A07800CO
(NAME)	(NAME)	
5530 Hearthstone Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120064582 DEEDWARR
Recvd: 08/29/12 08:44 2 pgs
Fees:13.00 Taxes:1165.50
20120829-0077797

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Jane Stoddart**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Willie J. Weeks and Keiko K. Weeks, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 78, on the plan of Hemmingwood, Phase II, III and IV, of record in Plat Book 6900, Pages 7-8 as amended in Instrument 200103090022857, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John M. Stoddart, Sr. and spouse, Mary Jane Stoddart by Deed from Anne D. Ward, unmarried, dated 11/30/2005 and filed for record on 12/01/2005 in Instrument 200512010144576, Register's Office for Davidson County, Tennessee.

The said John M. Stoddart Sr. died on April 5, 2006, leaving Mary Jane Stoddart the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 6200, Page 353, Plat Book 6900, Page 7, Plat Book 6900, Page 8, Instrument 200103090022857, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6730, Page 329, said Register's Office. Said restrictions were amended in Book 6892, Page 540, Book 6925, Page 268 and Book 6948, Page 268, said Register's Office.
Storm Water Detention Agreement of record in Book 6728, Page 673, said Register's Office.
Deed of Conveyance of record in Book 7597, Page 695, said Register's Office.
Deed of Conveyance of record in Book 7597, Page 723, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 10170, Page 584, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 6962, Page 404, said Register's Office.
Rerecorded Quitclaim Deed to The Homeowner's Association of record in Book 7207, Page 84, said Register's

Office.
Charter of record in Book 8762, Page 169, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5530 Hearthstone Lane, Brentwood, TN 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/or 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/or 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 hand this 20th day of August, 2012.

Mary Jane Stoddart by John M. Stoddart, Jr., Attorney in Fact
ATTY in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Stoddart, Jr. with whom I am personally acquainted and who acknowledged that he is the attorney in fact of Mary Jane Stoddart, pursuant to Durable Power of Attorney of record in Instrument No. 20080201-0010342, Register's Office for Davidson County, Tennessee, and is authorized to execute this instrument.

Witness my hand and seal this 20th day of August, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD A. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
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Brentwood, TN 37027