BILL GARRETT, Davidson County
Trans:T20120075661 DEEDWARR
Recvd: 10/05/12 09:46 2 pgs
Fees:13.00 Taxes:614.20

20121005-0091330

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $166,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2012.

Notary Public

My commission expires: 8/22/14

YOLONDA VELLEKAMP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(Notary Stamp)

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:
Jason K. Tolbert **William W. Tolbert**	Franklin American Mtg. Co.	**Map\Parcel: 161-10-0-A-166.00CO**
5128 Village Trace	501 Corporate Centre Dr.	
Nashville, TN 37211	Suite 400 Franklin, TN 37067	

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,

James Mayes, single

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

Jason K. Tolbert, married and William W. Tolbert, married

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. 165 on the Plan of Villages of Brentwood, Phase Two, as shown of record in Plat Book 6250, Page 169, as corrected in Book 8484, Page 140, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Mayes by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20120423-0034199, dated April 20, 2012, Register's Office for Davidson County, Tenessee.

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 6250, Page 169 and Book 8484, page 140, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6143, Page 11 and amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, page 251, Book 11526, Page 579, Book 8507, Page 831 and Instrument No. 20000606-0056066, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20001214-0122894, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8197, Page 338, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6158, Page 352 and amended in Instrument No. 20000606-0056067, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 6897, Page 120 and Book 6897, page 184, 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 Declaration of Covenants, Conditions and Restrictions / 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 5128 Village Trace, Nashville, TN 37211.

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 28th day of September, 2012.

James Mayes

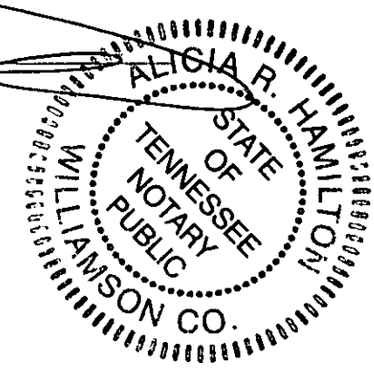
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, James Mayes, single , 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 28th day of September, 2012.

Notary Public

My Commission Expires: 9-23-13



File #: **120850CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027