WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089283 DEEDWARR
Recvd: 11/21/12 14:04 2 pgs
Fees:13.00 Taxes:595.70
20121121-0107607

State of Tennessee)
County of Williamson)

G#24401-2

The actual consideration or value, whichever is greater, for this transfer is **$161,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2012.

Notary Public

My commission expires: _____
(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Trevor J. Garrett	New owner	**161060A10900CO**
1526 Hamden Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Matthew P. Robertson, a single person

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

Trevor J. Garrett, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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. 109 on the Plan of Oakhill Townhomes, a Planned Unit Development, Phase 2, Lot 2, of record as set out on Exhibit "A-1" to the First Supplemental to the Declaration of Protective Covenants, Conditions, Restrictions and Easements, in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Matthew P. Robertson, a single person, by Warranty Deed dated September 15, 2008, from Centex Homes, a Nevada general partnership, of record in Instrument No. 20080917-0094879, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as set out on Exhibit "A-1" to the First Supplemental to the Declaration of Protective Covenants, Conditions, Restrictions and Easements in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Boundary Plat of Oakhill Townhomes, Phase 2, Lot 2 and Lot 4, of record in Instrument No. 20070911-0108866, said Register's Office;

3) Declaration of Protective Covenants, Conditions and Restrictions, Easements and By-Laws of Oakhill Townhomes of record in Instrument No. 20070614-0071397 and Supplementals of record in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, said Register's Office;

4) Storm Water Detention Agreements of record in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188, said Register's Office;

5) A Temporary Construction Easement for ingress and egress, installation, maintenance and improvements of roads, as reserved in the Quitclaim Deeds of record in Instrument No. 20070720-0086511 and Instrument No. 200708069-0093403, said Register's Office;

6) Conveyance of Open Space to Oakhill Townhomes Homeowners Association, Inc., of record in Instrument No. 20080909-0092190, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and paid by the Grantor herein.

This is improved property, known as: 1526 Hamden Drive, 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 **19th** day of **November, 2012.**

Matthew P. Robertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew P. Robertson, a single person,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **November, 2012.**

Notary Public

My Commission Expires: 9-19-16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY