WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130004777 DEEDWARR
Recvd: 01/17/13 10:08 2 pgs
Fees: 13.00 Taxes: 999.00

20130117-0005616

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-22-2015

(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert P. Brown	Pinnacle Bank	160110A08800CO
(NAME)	(NAME)	
5510 Hearthstone Lane	150 3rd Avenue South Ste. 900	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4354	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Judy Miller Ozment, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert P. Brown and Hilrie T. Brown, 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 Lot No. 88 on the Plan of Hemmingwood, Phase II, III and IV, a Planned Unit Development, as of record in Book 6900, Pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Judy Miller Ozment by Deed from Bobby Courtney Bratton, dated 11/28/2003 and filed for record on 02/10/2004 in Instrument 200402100015916, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 7, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6730, Page 329, as amended in Book 7269, Page 387, Book 6948, Page 268, Book 7269, Page 387, said Register's Office.

Stormwater Detention Agreement of record in Book 6728, Page 673, said Register's Office.

Charter of the Homeowner's Association of record in Book 6704, Page 373, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 property is improved property known as 5510 Hearthstone Lane, 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 GRANTEE(s), their heirs and/or assignes forever; and we do coveenant 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 convenant 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 15th day of January, 2013.

Judy Miller Ozment by Shannon Roberts atty in fact

State of MS
County of MONROE

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Shannon Roberts, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that she is the attorney in fact of Judy Miller Ozment (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 15th day of January, 2013.

Notary Public
My Commission Expires

NOTARY PUBLIC ID # 208837 TAMI HESTER Commission Expires Aug. 5, 2013 MONROE COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122