WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009634 DEEDWARR
Recvd: 02/04/13 15:58 2 pgs
Fees:13.00 Taxes:1221.00

20130204-0011583

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: JUNE 14, 2014

(AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brookfield Relocation Inc., A Colorado Corporation	New Owner	172010A04800CO
(NAME)	(NAME)	
16260 North 71st Street		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(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, we, **Dexter W. Shurney and Florence T. Shurney, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brookfield Relocation Inc., A Colorado Corporation**, 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. 48, on the Plan of Copperfield Revised, of record in Plat Book 6900, Page 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dexter W. Shurney and Florence T. Shurney, husband and wife by Deed from Roger Crawford White, III and wife, Lane O. White, dated 11/16/2009 and filed for record on 12/17/2009 in Instrument 200912170114785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 6900, Page 555, Plat Book 6900, Page 556, Plat Book 6900, Page 557, Plat Book 6900, Page 558, Plat Book 6900, Page 559, said Register's Office. 1) Restrictions of record in Book 7071, Page 482, as amended of record in Book 7208, Page 889, said Register's Office. 2)Grant of Transmission Line Easement of record in Book 2437, Page 8, said Register's Office. 3)Deed of Conveyance of record in Book 7593, Page 488, said Register's Office. 4)Deed of Conveyance of record in Book 7593, Page 511, said Register's Office. 5)Quitclaim Deed to The Homeowner's Association of record in Book 7150, Page 358, said Register's Office. 6)Charter of record in Book 7200, Page 824, said Register's Office. 7) Charter Amendment of record in Book 7496, Page 162, said Register's Office. 8)Charter Amendment of record in Book 7500, Page 941, said Register's Office. 9)County of Davidson taxes for the year 2013 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 573 Copperfield Way, 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 our hands this 18th day of DECEMBER, 2012.

Dexter W. Shurney

Florence T. Shurney

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Dexter W. Shurney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of DECEMBER, 2012.

Notary Public LYNNE GREGORY
My Commission Expires: 08-17-2015

LYNNE GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Florence T. Shurney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of DECEMBER, 2012.

Notary Public LYNNE GREGORY
My Commission Expires: 08-17-2015

LYNNE GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064