SPECIAL WARRANTY DEED

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

20130204-0011584

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, 2015

(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
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
Mary Lou Rhines	Access National Mortgage	172010A04800CO
(NAME)	(NAME)	
573 Copperfield Way	1800 Robert Fulton Dr. #350	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Brookfield Relocation Inc., A Colorado Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto MARY LOU RHINES, unmarried, 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 20091217011478S, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brookfield Relocation Inc., A Colorado Corporation by Deed from Dexter W. Shurney and Florence T. Shurney, husband and wife, dated 12/18/12 and filed for record on 2-4-13 in Instrument 20130204-0011583, 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 said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 7th day of January, 2013

Jan Clark asst sec
Brookfield Relocation Inc., A Colorado Corporation

State of Texas
County of Harris

Personally appeared before me, a notary public in and for the state and county aforementioned, Jan Clark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Asst. Sec. of Brookfield Relocation, Inc and that he/she as such Asst Sec. executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself/herself as Asst. Sec.

WITNESS my hand and seal this 7th day of January, 2013.

Kathleen S. Katz
Notary Public
My Commission Expires: 12-14-16

KATHLEEN S KATZ
My Commission Expires
December 14, 2016

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