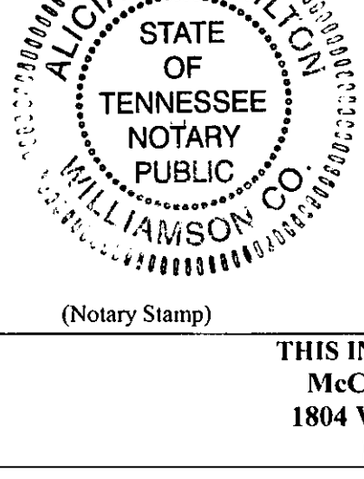
Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $267,217.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2013.

Notary Public

My commission expires: 9-23-13

BILL GARRETT, Davidson County
Trans:T20130020390 DEEDWARR
Recvd: 03/13/13 10:33 2 pgs
Fees:13.00 Taxes:988.70

20130313-0024898

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:
Amanda Watson	**New Owner**	**Map\Parcel: 186-04-0-A-194.00CO**
724 Meadowcroft Lane		
Nolensville, TN 37135		

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,

Highpoint Limited, LLC, a Tennessee limited liability company

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

Amanda Watson, single woman

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. 244 on the Plan of Burkitt Place, Phase 2E, of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brookhaven Development, LLC, a Tennessee limited liability company, by Special Warranty Deed, from Burkitt Place Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080313-0025406, Dated March 7, 2008. Brookhaven Development, LLC, a Tennessee limited liability company, conveyed its interest in said property by Quitclaim Deed, to Highpoint Limited, LLC, a Tennessee limited liability company, of record in Instrument No. 20110928-0074965, Dated July 29, 2011. Highpoint Limited, LLC, a Tennessee limited liability company, conveyed its interest in said property by Quitclaim Deed, to Brookhaven Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20111024-0082399, Dated October 21, 2011, Register's Office for Davidson County, Tennessee. Brookhaven Development, LLC, a Tennessee limited liability company conveyed interest in said property by Warranty Deed to KWS Irrevocable Trust uad February 1, 2012 by and through its Trustee, Kenneth W. Smith, of record in Instrument No. 20120403-0028050, dated April 2, 2012, Register's Office for Davidson County, Tennessee. KWS Irrevocable Trust uad February 1, 2012 by and through its Trustee, Kenneth W. Smith conveyed interest in said property by Warranty Deed to Highpoint Limited, LLC, a Tennessee limited liability company, of record in Instrument No. 20121018-0095622, dated September 24, 2012, Register's Office for Davidson County, Tennessee.

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 Instrument No. 20070806-0093146 and amended in Instrument No. 20080919-0095822, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20060306-0025388 and Instrument No. 20070202-0014304, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Instrument No. 20050920-0113225, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for DAVIDSON County, Tennessee.
Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Company of record in Instrument No. 20060607-0067543, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to HOA of record in Instrument No. 20071220-0145868, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 4244, page 871, Register's Office for WILLIAMSON County, Tennessee.
Bylaws of record in Book 3845, Page 789, Register's Office for WILLIAMSON County, Tennessee.
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.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 724 Meadowcroft Lane, Nolensville, TN 37135.

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 8th day of March, 2013.

Highpoint Limited, LLC

Joel A Smith Chief Manager

By: Joel A. Smith, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joel A. Smith, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Highpoint Limited, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Joel A. Smith as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 8th day of March, 2013.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **130034JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027