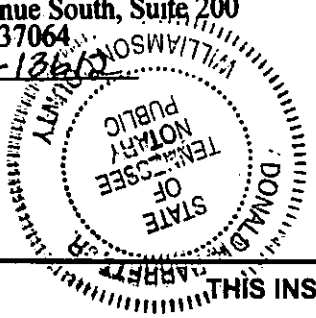
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-13612



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brentwood Baptist Church	Brentwood Baptist Church; Attn: Lisa Francisco	160160C01900CO
(NAME)	(NAME)	
7777 Concord Road	7777 Concord Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130020533 DEEDWARR
Recvd: 03/13/13 14:02 2 pgs
Fees:13.00 Taxes:773.30
20130313-0025057

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, **Sandra M. Hatcher, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brentwood Baptist Church**, 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 Unit No. 19 on the plan of The Terraces at Brentwood Chase, of record in Instrument 200011030109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sandra M. Hatcher, married person by Deed from Terry R. Payne, unmarried, dated 10/30/2006 and filed for record on 12/04/2006 in Instrument 200612040149195, Register's Office for Davidson County, Tennessee.
Said Deed was corrected by Scrivener's Affidavit in Instrument 200703150031754, said Register's Office.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 9700, Page 653, Plat Book 9700, Page 654, Instrument 200011030109137, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200005310053798, said Register's Office. Said restrictions were amended in Instrument 200008310086366, said Register's Office.
Restrictions of record in Instrument 200008310086367, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200012140123057, as amended of record in Instrument 200101190005975, as amended of record in Instrument 200412060144631 and 200103280029845, said Register's Office.
By-Laws of record in Instrument 200012140123058, said Register's Office.
All matters including but not limited to an Easement of record in Book 7902, Page 389, said Register's Office.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8371, Page 320, said Register's Office.
Storm Water Detention Agreement of record in Book 11115, Page 281, said Register's Office.

Storm Water Detention Agreement of record in Book 11115, Page 286, said Register's Office.
Charter of record in Instrument 200012140123056, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200102080012530, said Register's Office.
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 416 Old Towne Drive, 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 my hand this 7th day of March, 2013.

Sandra M. Hatcher

State of Tennessee
County of Williamson

Personally appeared before me Sandra M. Hatcher, 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 7th day of March, 2013.

Notary Public
My Commission Expires: 01/23/13

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
DONALD R. BARRETT JR.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027