Davidson County	DEEDWARR
Recvd: 05/24/13 13:15	3 pgs
Fees:18.00 Taxes:543.90	

20130524-0052931

WARRANTY DEED

G-KW-13-208

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/17/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean S. Bawcom	Synovus Mortgage Corp.	
208 Ben Alex Court	(NAME) 2204 Lakeshore Drive, Ste. 325	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35209	173-4-A-40.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEANNA M. O'BRIEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold; and by these presents do transfer and convey unto DEAN S. BAWCOM AND LANA C. BAWCOM, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 40, OAK HIGHLANDS, PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 432-435, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN S. O'BRIEN AND WIFE, DEANNA M. O'BRIEN BY WARRANTY DEED FROM LAURIE J. STANFILL, UNMARRIED, RECORDED ON THE 5TH DAY OF MAY, 1999 IN DEED BOOK 11463, PAGE 234, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN S. O'BRIEN HAVING SINCE DIED ON MARCH 19, 2012 LEAVING DEANNA M. O'BRIEN AS SURVIVNG TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 6900, PAGES 432-435 AND PLAT BOOK 6900, PAGE 431; DECLARATION OF RESTRICTIVE COVENANTS OF RECORD IN BOOK 7350, PAGE 24, RE-RECORDED IN BOOK 7367, PAGE 587, AMENDED IN BOOK 8765, PAGE 77, SUPPLEMENTED AND AMENDED IN INSTRUMENT NOS. 20000428-0042354, 20020725-0089130 AND 20020725-0089131; HOA BY-LAWS OF RECORD IN BOOK 7367, PAGE 615, AMENDED IN BOOK 8765, PAGE 90; HOA CHARTER OF RECORD IN BOOK 7337, PAGE 529, AMENDED IN BOOK 8765, PAGE 100 AND ARTICLES OF MERGER OF RECORD IN INSTRUMENT NO. 20070807-0093758; EASEMENT FOR SANITARY SEWER/DRAINAGE OF RECORD IN INSTRUMENT NO. 20001002-0097139; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 7189, PAGE 379; CONVEYANCE TO HOA OF RECORD IN BOOK 7473, PAGE 897, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 208 Ben Alex Court, Antioch, Tennessee 37013
(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 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 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 20th day of May, 2013.

Deanna M. O'Brien

STATE OF Florida
COUNTY OF Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deanna M. O'Brien, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2013.

Notary Public

My Commission Expires: August 9, 2015

(SEAL)

ADREAN IVES
Notary Public - State of Florida
My Comm. Expires Aug 9, 2015
Commission # EE 120531

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

N 27

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 9/21/2017