BILL GARRETT, Davidson County
Trans:T20130046405 DEEDWARR
Recvd: 06/04/13 11:40 2 pgs
Fees:13.00 Taxes:897.25
20130604-0056289

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013050017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $242,500.00

Sworn to and subscribed before me this 3rd day of June, 2013.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Alexis Perkins
Affiant

E. Mannix
Notary Public Comm exp'd 06-15

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Teresa Gallagher		160-150A-022.00-CO
129 Hearthstone Manor Circle	New Owner	
Brentwood, TN 37027		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donna M. Graber, unmarried** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Teresa Gallagher, unmarried ,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 22, on the Plan of Hearthstone Manor, Phase II, of record in Plat Book 6200, page 144, and amended in Plat Book 6250, page 492, Register's Office for Davidson County, Tennessee, and as described in Declaration of Covenants, Conditions and Restrictions of record in Book 6424, page 839, amended in Book 6582, page 154 and Book 6600, page 3 & 314, Book 6884, page 251, Book 6916, page 230 and re-recorded in Book 7398, Page 749 Book 7398, page 907, Book 7403, page 563, Book 11404, page 149, Book 11749, page 481, and amended and restated in Instrument No. 20060510-0054690, of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donna M. Graber by deed from Barbara W. Arp, unmarried of record in Book 10250, page 388, Register's Office for Davidson County , Tennessee.

This is improved property known as **129 Hearthstone Manor Circle, Brentwood, TN 37027.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 3rd day of June, 2013.

Donna M. Graber

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Donna M. Graber, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015