WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058225 DEEDWARR
Recvd: 07/09/13 10:48 2 pgs
Fees:13.00 Taxes:839.90
20130709-0070799

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Tori Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan Whitehead	Branch Banking + Trust Co.	171-03-0B-216.00
(NAME)	(NAME)	
601 Old Hickory Boulevard, 22	301 College Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Greenville, SC 29601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Michael P. Northern and Hylan H. Cook, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jordan Whitehead**, 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. 22, on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg, as shown by plat appearing of record in Plat Book 9700, Pages 953 and 954, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Michael P. Northern and Hylan H. Cook, husband and wife, by QuitClaim Deed dated January 29, 2013, from Hylan H. Cook, married and filed for record on February 4, 2013, in Instrument No. 20130204-0011314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 9700, Pages 953 & 954, (2) All matters as set forth on the boundary plat of record in Plat Book 7900, Pages 509 & 807, (3) Restrictive Covenants of record in Deed Book 7798, Page 843, Book 8920, Page 65, as Amended in Book 9500, Page 393, Book 9860, Page 840, Book 10694, Page 541, Book 11550, Page 531, and Book 11682, Page 75, (4) Agreement for Dedication of Easement for Sanitary Sewer and/ or Storm Drainage, Water Main and Appurtenances as shown of record in Book 7358, Page 643, Book 7993, Page 269, Book 9607, Page 431, (5) Easement of record in Book 7851, Page 712, (6) Site Drainage Easement of record in Book 10012, Page 756, (7) Storm Water Detention Agreement of record in Deed Book 10357, Page 920, (8) Easement & Maintenance Agreement of record in Instrument No. 20000516-0049387, (9) Charter of the Homeowner's Association of record in Book 8920, Page 40, Book 10126, Page 430 and Book 11550, Page 529, (10) Conveyance of Common Area/Open Spaces to the Homeowner's Association of record in Book 11753, Page 208, (11) By-Laws of record in Book 8920, Page 45, Book 10694, Page 539, and Book 11550, Page 554, Register's Office for Davidson County, Tennessee.

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 601 Old Hickory Boulevard, 22, 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 our hands this 28th day of June, 2013.

Michael P. Northern

Hylan H. Cook

State of Tennessee
County of Williamson

Personally appeared before me Michael P. Northern and Hylan H. Cook, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2013.

Notary Public
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067