Return to: Bridgehouse Title

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130064525 DEEDWARR
Recvd: 07/29/13 12:54 2 pgs
Fees: 13.00 Taxes: 1106.30

20130729-0078566

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Exp. June 4, 2017

**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 |
|---|---|---|
| Paula Hosey Dunn | New owner | 180-04-0B-152.00 |
| (NAME) | (NAME) | |
| 3153 Brookview Forest Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, **Darren R. Roy and Nachelli Roy, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Paula Hosey Dunn, an unmarried woman**, 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 all of Lot No. 63, on the Final Plat of Brookview Forest, Phase V, of record in Instrument 200903090021109, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Darren R. Roy and Nachelli Roy, husband and wife by Deed from Drees Premier Homes Inc., dated 03/31/2011 and filed for record on 04/06/2011 in Instrument 201104060026704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 421, Page 146, Instrument 200903090021109, (2) All matters set out in document including but not limited to an Easement of record in Book 8404, Page 676, (3) Storm water Detention Agreement of record in Instrument 200601040001198, (4) Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument 200703230035374, (5) Charter of record in Instrument 200309180138293, and (6) Quitclaim Deed to the Homeowner's Association of record in Instrument 201111170090032, said Register's Office.

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 3153 Brookview Forest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-16371
SMG TN Warranty Deed

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 25th day of July, 2013.

Darren R. Roy

Nachelli Roy

State of Tennessee
County of Williamson

Personally appeared before me Darren R. Roy and Nachelli Roy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 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**