BILL GARRETT, Davidson County
Trans:T20130070129 DEEDWARR
Recvd: 08/14/13 15:17 2 pgs
Fees:13.00 Taxes:555.00
20130814-0085547

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0601

ADDRESS NEW OWNER:
Jeff Oliver
3700 Creston Court
Hermitage, TN 37076

SEND TAX BILL TO:
Jeff Oliver
3700 Creston Ct.
Hermitage TN 37076

Tax ID 087 01 0A 114.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sandra J. Brown, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Jeff Oliver,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Four, Chesney Glen of record in Plat Book 9700, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra J. Brown, unmarried by Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Book 11670, page 215, Register's Office for Davidson County, Tennessee, dated September 17, 1999 and recorded on September 21, 1999.

This is improved property known as 3700 Creston Court, Hermitage TN 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 844, and restrictions in Book 10278, page 279, as amended in Book 10449, Page 215, Book 10449, Page 217, Book 10640, Page 944, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 2nd day of July, 2013.

Sandra J. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sandra J. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of July, 2013.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4 2014

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES