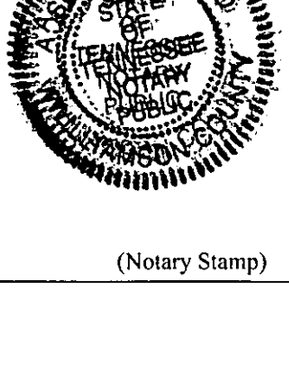
BILL GARRETT, Davidson County
Trans:T20140008960 DEEDWARR
Recvd: 02/07/14 10:26 2 pgs
Fees:13.00 Taxes:703.00
20140207-0010943



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public

My commission expires: 1-24-17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard, PLLC
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brooke J. Dunahoo	**New Owner**	**Map/Parcel: 171-02-0-A-046.00CO**
5908 Stonebrook Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dana C. Sullivan, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brooke J. Dunahoo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 46 on the Condominium Site Plan, Plase 2, Brentwood Villa of record in Plat Book 6900, Page 185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyd to Dana C. Sullivan, an unmarred person, by Warranty Deed, from Patricia F. Grant, an unmarried person, dated June 27, 2006, of record in Instrument No. 20060629-0077756, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 185, Register's Office for WILLIAMSON County, Tennessee.
Master Deed contained in an instrument of record in Book 6923, Page 943 and amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84 and Book 7423, Page 574, Register's Office for WILLIAMSON County, Tennessee.
PUD Boundary of record in Book 6900, Page 4, Register's Office for WILLIAMSON County, Tennessee.
Water Main Easement of record in Book 5155, Page 164, Book 8127, Page 802, Book 8127, page 782 and Book 8128, Page 17, Register's Office for WILLIAMSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6385, Page 814, Register's Office for WILLIAMSON County, Tennessee.
Charter for Homeowners Association of record in Book 6936, Page 895 and amended in Book 7998, Page 249, and Book 8267, Page 270, Register's Office for WILLIAMSON County, Tennessee.
Sewer Easement of record in Book 8127, Page 666, Register's Office for WILLIAMSON County, Tennessee.
By-Laws of record in Book 6923, Page 986 and amended in Book 7423, Page 567 and Book 8074, Page 564, Register's Office for WILLIAMSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5908 Stonebrook Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 31st day of January, 2014.

Dana C. Sullivan

Dana C. Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dana C. Sullivan, an unmarried person, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2014.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES
JUNE 25, 2017

File #: **140004JM**
RECORD & RETURN TO:
McCann & Hubbard, PLLC
1804 Williamson Court, Suite 201
Brentwood, TN 37027