RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 21291-10994

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/18/14 08:36 3 pgs
Fees:18.00 Taxes:421.80
20140318-0022103

ADDRESS NEW OWNER
Shatika Hooper
528 Bradburn Village Circle
Antioch, TN 37013

MORTGAGEE
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, Al 35244

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 164-06-0-B
PARCEL 084.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Matthew R. Eleam and wife, Sara Everett nka Eleam,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shatika Hooper, an unmarried woman,** 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. 127, as shown on the plan of The Townhomes of Bradburn Village, a Horizontal Property Regime, filed as Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200608160101099, as amended in Instrument No. 200707170084884, Instrument No. 200708170098536 and as supplemented in Instrument No. 201211090103798, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Matthew R. Eleam and Sara Everett, husband and wife, by Warranty Deed from Beazer Homes Corp., dated November 7, 2008 and filed of record in Instrument No. 20081112-0112154, Register's Office for Davidson County, Tennessee. The said Sara Everett is now married and is know as Sara Everett Eleam.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Instrument No. 20060816-0101099; and amended in Instrument No. 20070717-0084884; Instrument No. 20070817-0098536; Instrument No. 20121109-0103798; Charter of record in Instrument No. 20060823-0103546; Right of Way Easement of record in Book 3670, Page 396; Supplemental Right of Way Agreement of record in Book 4579, Page 913; TVA Transmission Line Easement of record in Book 5799, Page 662; Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Quitclaim Deed for Common Area of record in Instrument No. 20060823-0103545; Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712; Corporate Conveyance of Easement of record in Instrument No. 20080807-0081447; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.
This is improved property known as **528 Bradburn Village Circle Antioch, TN 37013.**

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, their heirs and assigns, forever; and we do covenant with 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 our hands this 14th day of March, 2014.

Matthew R. Eleam

Sara Everett nka Eleam

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Matthew R. Eleam and wife, Sara Everett Eleam, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater for this transfer is $114,000.00.

AFFIANT

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

Subscribed and sworn to before me this ~~14th~~ 17 day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 9-18-17

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

