# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019377 DEEDWARR
Recvd: 03/24/14 10:39 2 pgs
Fees:13.00 Taxes:1117.40
20140324-0023825

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Belinda A. Lyle | Belinda A. Lyle | 160140F00900CO |
| (NAME) | (NAME) | |
| 5618 Oakes Drive | 5618 Oakes Drive | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |
| (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, **Robert Deason, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Belinda A. Lyle, unmarried**, 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. 5618 together with Carport designated as No. 5618-C, on the Plan of Condominium Plat, Revision One of Brentwood Hall, a Planned Unit Development, of record in Instrument No. 20011031-0118967, and as described in the Master Deed of Brentwood Hall of record in Instrument No. 20011023-0115544, as amended in Instrument No. 20020315-0032905, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Deason, an unmarried person by Warranty Deed dated 06/04/2007 from Beverly Mintmire and husband Hatton Hardison of record in Instrument 200706060067407, Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All matters as set forth per plat of record in Instrument 200110310118967, said Register's Office.
Master Deed of record in Instrument 200110230115544, as amended of record in Instrument 200203150032905, said Register's Office.
By-Laws of record in Instrument 200110230115545, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200102260017634, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 5618 Oakes Drive, 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 my hand this 19th day of March, 2014.

Robert Deason

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 19th day of March, 2014.

Notary Public
My Commission Expires: 11/15/17

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY