BILL GARRETT, Davidson County
Trans:T20140020031 DEEDWARR
Recvd: 03/26/14 08:37 2 pgs
Fees:13.00 Taxes:292.30

20140326-0024643

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $79,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2014.

Notary Public:

My Commission Expires:

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

WARRANTY DEED

Name and Address of New Owner	Send Tax Bills To	Map/Parcel Number
Samantha Hawkins 612 Poplar Place Nashville, TN 37216	Samantha Hawkins 612 Poplar Place Nashville, TN 37216	061050A06400CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Samuel Brown and Mildred Brown**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samantha Hawkins**, unmarried hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 90, Condominium Site Plan of Phase II on the Plan of Poplar Glen of record in Plat Book 6900, Page 826, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sharon R. Brown, unmarried, by Warranty Deed from Fox Ridge Homes, Inc., dated February 16, 1994, recorded February 22, 1994 in Book 9254, Page 136, Register's Office for Davidson County, Tennessee. Sharon R. Brown having since died intestate, August 8, 2013, leaving her parents, Samuel Brown and Mildred Brown as her only heirs. See Affidavit of Heirship recorded in Instrument Number 20140326002464O Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2014; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6900, Page 826, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 8036, Page 175, Register's Office for Davidson County, Tennessee.

Sewer Easement set forth in the instrument recorded in Book 5129, Page 28, Book 5325, Page 322 and Book 4989, Page 430, Register's Office for Davidson County, Tennessee.

Cross Easements set forth in the instrument recorded in Book 7337, Page 269, Register's Office for Davidson County, Tennessee.

Agreement of record in Book 6088, Page 175, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 8069, Page 166, and Book 8189, Page 674, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8036, Page 197, and Book 7534, Page 625, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7534, Page 591 and amended in Book 7548, Page 612, Book 7654, Page 438, Book 7733, Page 880, Book 7734, Page 478, Book 8679, Page 625 and Book 8679, Page 984, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 612 Poplar Place, Nashville, TN 37216

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 21st day of March, 2014.

Samuel Brown, by Shirley L. Smith, his Attorney-in-Fact

Samuel Brown, by Shirley L. Smith, his Attorney-in-Fact

Mildred Brown, by Shirley L. Smith, her Attorney-in-Fact

Mildred Brown, by Shirley L. Smith, her Attorney-in-Fact

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Shirley L. Smith as Attorney-in-Fact for Samuel Brown, 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 21st day of March, 2014.

Commission Expires: 10/24/17

Edie Sutherland
Notary Public:

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Shirley L. Smith, as Attorney-in-Fact for Mildred Brown, 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 21st day of March, 2014.

Commission Expires: 10/24/17

Edie Sutherland
Notary Public:

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075