WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023930 DEEDWARR
Recvd: 04/09/14 10:31 2 pgs
Fees:13.00 Taxes:1568.80

20140409-0029576

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/17

(AFFIX SEAL)

ANNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reagan D. Brown	Reagan D. Brown	128160B07900CO
(NAME)	(NAME)	
520 Summit Oaks Ct.	520 Summit Oaks Court	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville, TN 37221	
(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, **Matthew C. Martin and wife, Kristie Martin**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Reagan D. Brown and Amy Brown, as husband and wife**, 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 all of Lot No. 79, on the plan of Phase Four, Summit Oaks, of record in Instrument 200604170043459, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Oakland Investments Ltd., a Delaware Corporation and Trianon Developments Ltd., a Delaware Corporation by Deed from Carey G. Davis, Philip L. Davis and Philip L. Davis, Jr., dated 04/17/1990 and filed for record on 04/18/1990 in Book 8090, Page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew C. Martin and wife, Kristie Martin by Deed from Greater Middle Tennessee Development Partnership, dated 04/05/2013 and filed for record on 04/10/2013 in Instrument 201304100035414, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 9700, Page 255, Instrument 200604170043459, said Register's Office.
Restrictions of record in Instrument 200604180044430, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 200109250103588, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200507280088585, said Register's Office.
Deed and Agreed Order of Possession of record in Instrument 200508090094087, said Register's Office.
Charter of record in Instrument 200201310013598, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.
2014 Taxes have been prorated between the Grantor and Grantee.

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 520 Summit Oaks Court, Nashville, TN 37221
(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 our hands this 4th day of April, 2014.

Matthew C. Martin

Kristie Martin

State of Tennessee
County of Williamson

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

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WITNESS my hand and seal this 4th day of April, 2014.

Notary Public

My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122