BILL GARRETT, Davidson County
Trans:T20140025695 DEEDWARR
Recvd: 04/16/14 11:53 2 pgs
Fees:13.00 Taxes:836.20
20140416-0031779

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $226,000.00 Affiant Subscribed and sworn to before me, this the 8th day of May, 2014. Notary Public My commission expires: 9.9.2014 (AFFIX SEAL)

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ricky J. Davis Lisa C. Davis	Ricky Davis	Map 172-04-0-A Parcel 120-00co
1317 Brentwood Highlands Drive	1317 Brentwood Highlands Dr.	
Nashville, TN 37211	Nashville, TN 37211	

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, WE,

Daniel R. Strain and wife, Valerie D. Strain

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

Rick Davis and Lisa Davis, husband and wife

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 Lot No. 34, on the First Revision to the Final Plat of Highlands of Brentwood, Phase 3, a Planned Unit Development of record in Instrument No. 20060222-0020873 revising Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel R. Strain and wife, Valerie D. Strain, by Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20030303-0027509 dated February 26, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions: (1) The Plan of record as shown in Instrument No. 20060222-0020873 revising Instrument No. 20010920-0101749, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 7461, Page 805, Register's Office for Davidson County, Tennessee. (3) All matters shown on the Plan of record in Book 9700, Page 773, Register's Office for Davidson County, Tennessee. (4) Restrictions, Reservation and Grant of Easement contained in the Deed of record in Book 11189, Page 612, Register's Office for Davidson County, Tennessee. (5) Easement to BellSouth Telecommunications, Inc., of record in Book 11608, Page 467, Register's Office for Davidson County, Tennessee. (6) Conveyance of Open Space and Common Area to Highlands of Brentwood Homeowners' Association, Inc., of record in Instrument No. 20040807-0103643, Register's Office for Davidson County, Tennessee. (7) Declaration of Easement, Covenants and Restrictions of Highlands of Brentwood of record in Book 11356, Page 815 and as amended in Book 11629, Page 906, Instrument No. 20020722-0087704 and in Instrument No. 20021121-0144877, Register's Office for Davidson County, Tennessee. (8) By-Laws of Highland of Brentwood Homeowners' Association, Inc., of record in Book 11356, Page 840, Register's Office for Davidson County, Tennessee. (9) Charter of Highlands of Brentwood Homeowners' Association, Inc., of record in Book 11595, Page 872, Register's Office for Davidson County, Tennessee. (10) Taxes for 2014 which have been prorated and assumed by the grantee herein.

This is improved (__X__) Unimproved (____) property, known as **1317 Brentwood Highlands Drive, Nashville, TN 37211**

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 **8th** day of **May, 2014.**

Daniel R. Strain

Valerie D. Strain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Daniel R. Strain and Valerie D. Strain,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **May, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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