BILL GARRETT, Davidson County
Trans:T20140035048 DEEDWARR
Recvd: 05/20/14 11:15 2 pgs
Fees:13.00 Taxes:971.25

20140520-0043268

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$262,500.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2014.

Notary Public

My commission expires: 3-6-18

(AFFIX SEAL)

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
Donna Hamacher **Alex Brooks**	New Owner	**Map 141-15-0-D Parcel 002-00co**
7409 Somerset Place		
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,

Melvin H. Hendricks and wife, Edna R. Hendricks

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

Donna Hamacher, unmarried, and David Alexander Brooks, Jr., unmarried, as Tenants in Common with the Right of Survivorship

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. 2, on the Plan of Sheffield on the Harpeth, Phase I, a Planned Unit Development, of record in Book 6900, Pages 10 and 11, 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 Melvin H. Hendricks and wife, Edna R. Hendricks, by Deed dated November 18, 1994 from William R. Hauck and wife, Darlene M. Hauck, of record in Book 9526, Page 863, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1)The Plan of record in Book 6900, Pages 10 and 11, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Grant of Transmission Line Easement, of record in Book 4136, Page 525, and Declaration of Taking, of record in Book 4279, Page 731, Register's Office for Davidson County, Tennessee. 3) Agreement for Dedication of Easement for water line, in record of Book 5738, Page 829, said Register's Office. 4) Easement for the flow of the Harpeth River. 5) All matters as shown on the Revised Boundary Plat, of record in Book 6900, Page 395, said Register's Office. 6) Declaration of Covenants, Conditions and Restrictions of Sheffield on the Harpeth, of record in Book 6925, Page 900, in Book 7145, Page 954, and as amended in Book 8505, Page 598, in Book 8747, Page 97, and in Book 9313, Page 806, Register's Office for Davidson County, Tennessee. 7) By-Laws of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 7145, Page 964, and as amended in Book 8146, Page 463, said Register's Office. 8) Charter of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 6939, Page 983, Register's Office for Williamson County, Tennessee. 9) Unanimous consent of the Directors of Sheffield on the Harpeth Homeowners' Association, Inc., of record in Book 8276, Page 238, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **7409 Somerset Place, 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 **15th** day of **May, 2014.**

Melvin H. Hendricks

Edna R. Hendricks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Melvin H. Hendricks and Edna R. Hendricks,** 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 **15th** day of **May, 2014.**

Notary Public

My Commission Expires: 2/13/17

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

Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212