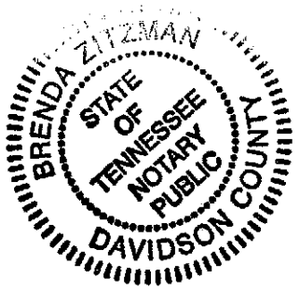
Davidson County DEEDWARR
Recvd: 06/03/14 07:52 3 pgs
Fees:18.00 Taxes:1902.17
20140603-0047510



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $514,100.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public

My commission expires: 11-6-17

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William W. Forte and Debra F. Forte	**New Owner**	**Map\Parcel: 160-11-0-A-044.00CO**
113 Bridlington Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jack Miller, an unmarried man

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

William W. Forte and Debra F. Forte, 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. 44 on the Plan of Phases II, III & IV, Hemmingwood, of record in Plat Book 6900, Pages 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Jack Miller, unmarried by Warranty Deed from Linda S. Evans Williams, married, of record in Instrument No. 20090610-0053728, Register's Office for Davidson County, Tennessee, dated June 08, 2009 and recorded on June 10, 2009.

Being also known as 113 Bridlington Lane Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 7 and 8,
Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Hemmingwood of record in Book 6730, Page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, Page 268, Book 7269, Page 387 , Book 7474, Page 205, and Instrument No. 20130619-0062819, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition
or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to

or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Incorporation of Hemmingwood Home Owners Association, Inc. of record in Book 6704, Page 373; amended in Book 7496, Page 163, Book 6936, Page 893, and restated in Book 8762, Page 169, in the Register's Office for Davidson County, Tennessee.
Dedication of common area to Hemmingwood Homeowners Association, Inc. of record in Book 6962, Page 404; re-recorded in Book 7207, Page 84, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement in Book 6728, page 673, Register's Office for Davidson County, Tennessee.
Deeds of Conveyance to Metro Government in Book 7597, page 691 and Book 7597, page 695, Register's Office for Davidson County, Tennessee.
Easements to Metro Government in Book 4974, page 788 and Book 10170, page 584, Register's Office for Davidson County, Tennessee.
Easement to HOA in Book 7310, page 777, Register's Office for Davidson County, Tennessee.
Dedication of Easement of record in Book 8125, page 177, Register's Office for Davidson County, Tennessee.
Driveway Easement of record in Book 7701, Page 13, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 6200, Page 353, Register's Office for Davidson County, Tennessee.
Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 113 Bridlington Lane Brentwood, TN 37027.

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 30th day of May, 2014.

Jack Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jack Miller the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: 3-3-15

CARLA JAMES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314031CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017