THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd Suite 203A** **Nashville, TN 37215** **CRT File No. 14040737** BILL GARRETT, Davidson County Trans:T20140038609 DEEDWARR Recvd: 06/03/14 09:23 2 pgs Fees:13.00 Taxes:1221.56 20140603-0047628	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,150.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2014. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jonathan Hesselink and Robin Hesselink 3549 Fairmeadows Drive Nashville TN 37211	Send Tax Bills To: Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	Tax Information: Tax Parcel ID No. 180-04-0B-135.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra G. Garrett and James L. Garrett, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Hesselink and Robin Hesselink, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 140, SECTION 4, BROOKVIEW FOREST, as shown on plat of record in Instrument No. 20061107-0138639, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sandra G. Garrett and James L. Garrett, wife and husband by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded on the 2nd day of September, 2009 in Instrument No. 20090902-0082532, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, BROOKVIEW FOREST, as recorded in Instrument No. 20061107-0138639.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030829-0125803, amended at Instrument No. 20050505-0050962.

Charter of Brookview Forest Homeowners Association recorded at Instrument No. 20030918-0138293.

Easement for Right-of-way, recorded in Book 8404, Page 676.

This is improved property located at 3549 Fairmeadows Drive Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2014.

Sandra G. Garrett

James L. Garrett by Sandra G. Garrett, his attorney-in-fact

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra G. Garrett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2014.

Notary Public

My Commission Expires: 8/8/17

RUPA V. DHAGAT
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-08-17

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra G. Garrett,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for James L. Garrett,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of May, 2014.

Notary Public

My Commission Expires: 8/8/17

RUPA V. DHAGAT
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-08-17