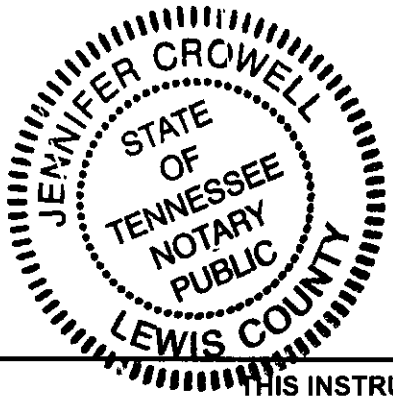
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

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
Scot Hubert	New Owner	098130C14600CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
2268 Seven Points Circle		Trans:T20140040735 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/10/14 10:59 2 pgs
Hermitage, TN 37076		Fees:13.00 Taxes:1276.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140610-0050307

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, **Kirk H. Brandon and Vanessa R. Brandon**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scot Hubert and Cheryl Hubert**, 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 Lot No. 45, on the plan of Section 2B, The Meadows of Seven Points, of record in Instrument No. 20050727-0087624, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kirk H. Brandon and Vanessa R. Brandon, husband and wife by Warranty Deed dated 03/02/2010 from Prudential Relocation Inc. of record in Instrument 20100714005524 7, Register's Office for Davidson County, Tennessee.

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 or listed in Schedule B. 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 of record in Instrument 200507270087624, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11670, Page 822, said Register's Office.
Stormwater Detention Agreement of record in Book 11681, Page 411 and Instrument 200106260067703, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200003220028986, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200901070001612, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 2268 Seven Points Circle, Hermitage, TN 37076
(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 9th day of June, 2014.

Kirk H. Brandon

Vanessa R. Brandon

State of Tennessee
County of Williamson

Personally appeared before me Kirk H. Brandon and Vanessa R. Brandon, 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.

WITNESS my hand and seal this 9th day of June, 2014.

Notary Public

My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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