RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140045036 DEEDWARR Recvd: 06/25/14 11:07 2 pgs Fees:13.00 Taxes:998.63 20140625-0055508

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011608

MAP - PARCEL NO: 142-16-C-56.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
MORTGAGEE	Brooke L. Stillman 2961 Glenway Drive Nashville, TN 37221	BB+T 223 West Nash St. Wilson, NC 27893

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHARLES R. ROSTON and wife, JAYNE A. ROSTON**, have bargained and sold and by these presents do transfer and convey unto **BROOKE L. STILLMAN, unmarried, her** heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Devon Glen, Phase II, of record in Plat Book 7900, page 562, as amended to setback line in Book 9670, page 793, Register's Office for Davidson County, Tennessee, to which plan and amendment reference are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles R. Roston and wife, Jayne A. Roston by Warranty Deed from William E. Thomas, Jr., and wife, Heather C. Thomas, dated May 31, 2000, recorded June 2, 2000, of record in Instrument No. 200006020055132, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 2961 Glenway Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien but are not yet due and payable.

2. All matters appearing on the Plan of Devon Glen, Phase II, of record in Plat Book 7900, page 562, as amended to setback line in Book 9670, page 793, Register's Office for Davidson County, Tennessee

3. All matters appearing on the Master Boundary Plat, of record in Plat Book 6900, page 398, Register's Office for Davidson County, Tennessee

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions, of record in Book 7517, page 283; as amended and supplemented in Book 7517, page 367; Book 8120, page 402; Book 8120, page 485; Book 8180, page 230; Book 8180, page 232; Book 8181, page 62; Book 8712, page 618; Book 8712, page 620; Book 8796, page 410;

Book 8796, page 416; Book 9150, page 182; Book 9492, page 594; Book 9492, page 600 and in Book 10692, page 750, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Homeowners Association of record in Book 9618, page 880, Register's Office for Davidson County, Tennessee.

6. Storm water detention agreement of record in Book 8611, page 31 and in Book 8643, page 494, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 20th day of June, 2014.

Charles R. Roston
CHARLES R. ROSTON

By: Jayne A. Roston Attorney in-fact
Jayne A. Roston, Attorney-in-Fact of record in Instrument No. 20140625.0055507, RODC, TN.

Jayne A. Roston
JAYNE A. ROSTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAYNE A. ROSTON**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 20th day of June, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 20th day of June, 2014, before me personally appeared **JAYNE A. ROSTON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **CHARLES R. ROSTON**, and who acknowledged that she executed the same as the free act and deed of **CHARLES R. ROSTON**.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of June, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$269,900.00**.

Affiant

SWORN TO and subscribed before me on this 20th day of June, 2014.

My Commission Expires:
10/18/2016

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY