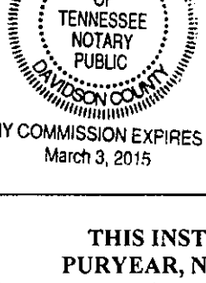
File Box 8




MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $369,900.00.

Affiant

Sworn to and subscribed before me this 14 day of July, 2014.

Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140051112 DEEDWARR
Recvd: 07/16/14 14:42 2 pgs
Fees:13.00 Taxes:1368.63

20140716-0062966

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
30 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

# WARRANTY DEED

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Andrew & Joell Curtis | 4728 Potomac Lane | Guaranteed Rate<br>3940 N. Ravenswood<br>Chicago, IL 60613 | 171-03-0A-090.00 CO |
| 4728 Potomac Lane | | | |
| Brentwood, Tennessee 37027 | Brentwood, Tennessee 37027 | | |

**FOR AND IN CONSIDERATION** of the sum of One Dollars and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Matthew M. Neild and wife, Christine K. Neild,** (Grantors), have bargained **Andrew Curtis and wife, Joell Curtis** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Section Four, Fredericksburg, of record in Book 7900, page 749, said Register's Office, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Matthew M. Neild and wife, Christine K. Neild, by Warranty Deed, from Gregg R. Micillo and wife, Darleen M. Micillo, dated September 14, 2007, of record in Instrument # 20070918-0111570, Register's Office for Davidson County, Tennessee.**

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **The Plan of Record in Book 7900, Page 749, said Register's Office.**
2. **Easement for Storm Water Detention, of record in Book 9771, Page 545, said Register's Office.**
3. **Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269, and Book 10012, Page 756, said Register's Office.**
4. **Deed of Conveyance for Water Mains & Utilities, of record in Book 9698, Page 81, and Book 9698, Page 124, said Register's Office.**
5. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860,Page 840, Book 10453, Page 931, , Book 10126, Page 435, Book 10224, Page 683, corrected in Book 10294, Page 850, Book 10393, Page 11, and Book 10694,**

**Page 541, Book 10895, Page 778, Instrument # 20000718-0070558, re-recorded in # 20050705-0076596, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

6. **HOA Charter of record in Book 8920, Page 40, and Book 10126, Page 430, said Register's Office.**
7. **Amenities Area of record in Book 7900, Page 807, and Book 9443, Page 538, said Register's Office.**
8. **Deed of Conveyance for Common Area of record in Book 9698, Page 81, and Book 9698, Page 124, said Register's Office.**
9. **By-Laws of record in Book 8920, Page 45, Book 10126, Page 486-489, Book 10275, Page 959, and Book 10694, Page 539, said Register's Office.**

And Grantors do further covenant and bind themselves, their and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 14 day of July, 2014.

Matthew M. Neild

Christine K. Neild

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

Personally appeared before me, CHELSEA LEIGH BROWN, the undersigned, a Notary Public, in and for said State and County, **Matthew M. Neild and wife, Christine K. Neild,** 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 the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 14 day of June, 2014.

NOTARY PUBLIC
My Commission Expires: SEPTEMBER

CHELSEA LEIGH BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires