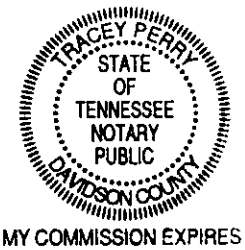
WARRANTY DEED



MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,200.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Quincy Quick	New Owner	043100C01100CO
(NAME)	(NAME)	
121 Allison Ann Pass		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140052733 DEEDWARR
Recvd: 07/22/14 09:16 2 pgs
Fees:13.00 Taxes:433.64

20140722-0064887

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, **Shonta Sweatt Brown* and husband, Troy Brown**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Quincy Quick, married**, 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: *formerly known as Shonta R. Sweatt

LAND in Davidson County, Tennessee, being Unit No. 11 on the Plan of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime, as established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Shonta R. Sweatt, unmarried by Warranty Deed dated 01/03/2008 from Bixler Farms, LLC, a Tennessee limited liability company of record in Instrument 200801040001047, Register's Office for Davidson County, Tennessee.

*Troy Brown, spouse of the above named Shonta Sweatt Brown, joins in the conveyance to convey any and all interest he may have to said property, including marital interest.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real Property taxes for the year 2014 are a lien but are not yet due and payable; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200702130018434, said Register's Office; (3) Easement of record in Book 2991, Page 287, said Register's Office; (4) Stormwater Detention Agreement of record in Book 6193, Page 129, said Register's Office; (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8358, Page 65, said Register's Office; (6) Easement Grant and Agreement to Remove House of record in Instrument 200511290143579, said Register's Office; (7) Detention Facility and Easement Agreement of record in Instrument

200511290143580, said Register's Office; (8) Stormwater Detention Agreement of record in Instrument 200605260062409, said Register's Office; (9) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200605260062495, said Register's Office; (10) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Instrument 200607270091055, said Register's Office; (11) Easement of record in Instrument 200705210060525, said Register's Office.

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 121 Allison Ann Pass, Madison, TN 37115

(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 my hand this 18th day of July, 2014.

Shonta Sweatt Brown

Troy Brown

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shonta Sweatt Brownand Troy Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of July, 2014.

Notary Public
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066