 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $162,900.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2014 Notary Public My commission expires: 3-3-2015

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20140062426 DEEDWARR
Recvd: 08/22/14 13:30 2 pgs
Fees: 13.00 Taxes: 602.73
20140822-0076828

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey A. Case and	**New Owner**	**064-16-0-D-059.00CO**
1908 Brookmeadow Court	**Same**	
Hermitage, TN 37076	**Same**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alice Newell, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey A. Case, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 173 on the Plan of Section Two, Truxton Park, of record in Plat at Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Alice Newell, unmarried by deed from Liesl M. Russert Warbel and husband, James L. Warbel, of record in Instrument No. 20101108-0089258, Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 08, 2010. (Value of consideration shown in aforementioned deed $159,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record as Instrument Number 20010515-0049898, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 2000103-00107559, Instrument Number 20010522-0052910, Instrument Number 20020123-0009419 and Instrument Number 20020506-0055597 re-recorded in Instrument Number 20020718-0086907, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of Truxton Park Homeowners Association, Inc. of record in Instrument Number 20001101-0108603, in the Register's Office for Davidson County, Tennessee.
By-Laws of Truxton Park Homeowners Association, Inc. of record in Instrument Number 20001101-0108604, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners Association of record in Instrument Number 20050311-0027267, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress-Egress of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee.
Easement for Utilities of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1908 Brookmeadow Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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/our hand(s) this 31st day of July, 2014.

Alice Newell

Alice Newell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Alice Newell, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires March 3, 2015

Notary Public

My Commission Expires: 3-3-15

File #: **314074CI**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027