(1)

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

Lyon J Balcork
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF MARCH, 2015.

Georgette R Kennedy
NOTARY PUBLIC

MY COMMISSION EXPIRES 03-07-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1092B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephen John Paul Lourence	New Owner	171-02-0A-040.00-CO
5920 Stone Brook Dr		
Brentwood, TN 37027		

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,

GROUNDHOGS REAL ESTATE, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN JOHN PAUL LOURENCE, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 40 on the Condominium Site Plan of Phase 2, Brentwood Villa Condominiums, of record in Book 6900, Page 4, amended in Book 6900, Page 185, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Debra L. Wilhoite, unmarried by Warranty deed from Peggy Ann May and Cynthia Sue May, both unmarried of record in Book 8801, page 852, Register's Office for Davidson County, Tennessee, dated November 30, 1992 and recorded on December 02, 1992.

Being the same property conveyed to Groundhogs Real Estate, LLC by Substitute Trustee's deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20140324-0023893 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on March 24, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

b. Taxes for the year 2013 a lien, due and payable, and now delinquent.

c. Taxes for the year 2014 a lien, due and payable, and now delinquent.

d. Taxes for the year 2015 a lien, not yet due and payable.

e. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 4 amended in Plat Book 6900, Page 186, Register's Office for Davidson County, Tennessee.

f. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa, Condominium of record in Book 6923, Page 943, amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Appointment of Substitute Trustee of Master Deed of record in Instrument No. 20071022-0124551, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150018754 DEEDWARR
Recvd: 03/16/15 10:35 2 pgs
Fees:13.00 Taxes:703.00
20150316-0022191

g. By-Laws of record in Book 7423, Page 567, amended in Book 7266, Page 84, Book 7423, Page 574 and Book 8074, Page 564, in the Register's Office for Davidson County, Tennessee.

h. Storm water detention agreement of record in Book 6385, Page 814, in the Register's Office for Davidson County, Tennessee.

i. HOA Charter of record in Book 6936, Page 895, amended in Book 7998, Page 249 and Book 8267, Page 270, in the Register's Office for Davidson County, Tennessee.

j. Force main easement of record in Instrument Number 20030707-0093162, in the Register's Office for Davidson County, Tennessee.

k. Grant of Easement of record in Instrument Number 20120124-0006661, in the Register's Office for Davidson County, Tennessee.

l. Subject to rights of others in and to the common areas and/or elements.

This is property known as 5920 Stone Brook Dr, Brentwood, TN 37027

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 in 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 hand on the 13th day of March, 2015.

Groundhogs Real Estate, LLC

BY: _____

Steve Chaisson, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared STEVE CHAISSON, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Groundhogs Real Estate, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of March, 2015.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1092B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027