BILL GARRETT, Davidson County
Trans:T20150031169 DEEDWARR
Recvd: 04/24/15 10:31 2 pgs
Fees:13.00 Taxes:240.50
20150424-0036823

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Danny Roark
6357 Corinth Road
Mt. Juliet, TN 37122

MORTGAGEE
Mark T. Brown Construction, Inc.
405 Vail Run
Mt. Juliet, TN 37122

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 063-04-0-A
PARCEL 022.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mark T. Brown Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Danny Roark,** 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. 163, on the Plan of Phase Three, Cleveland Hall Subdivision, as shown on plat of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mark T. Brown Construction, Inc., by Quitclaim Deed from Lawrence M. Sypert and Lisa A. Sypert, husband and wife, dated September 10, 2007 and filed of record in Instrument No. 20070913-0109843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 11725, Page 76, and amended in Instrument No. 20051202-0144894, Instrument No. 20071220-0146113, Instrument No. 20081014-0103112, Instrument No. 20080208-0013290, and in Instrument No. 20120912-0082762; Charter of Cleveland Hall Homeowners Association, Inc. of record in Book 11725, Page 70, as amended in Instrument No. 20050106-0002131; Permanent Drainage Easement of record in Book 5763, Page 287; Easement for ingress and egress and public utilities of record in Book 7844, Page 249; Easements for Public Utilities, Drainage and Detention of record in Book 7844, Page 262; Easement for Drainage and Construction of record in Book 7844, Page 268; Easement for water line to water tank of record in Book 7994, Page 167; Deed of Highway Easement from The Nashville and Eastern Railroad Authority of record in Book 8068, Page 524; Easement to BellSouth Telecommunications, Inc. of record in Book 11720, Page 325; Deed to Cleveland Hall Homeowners Association, Inc. for Common Area of record in Instrument No. 20130816-0086466; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is unimproved property known as **Lot 163, Cleveland Hall Old Hickory, TN 37138.**

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, their heirs and assigns, forever; and we do covenant with 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 our hands this 21st day of April, 2015.

Mark T. Brown Construction, Inc.

By: _____
Mark T. Brown, President

STATE OF Tennessee
COUNTY OF Wilson

On this 21st day of April, 2015, before me personally appeared Mark T. Brown, to me known (or proved to me on the basis of satisfactory evidence), to be the President of Mark T. Brown Construction, Inc. and who executed the foregoing instrument as President of Mark T. Brown Construction, Inc. for the purposes therein contained in behalf of Mark T. Brown Construction, Inc.

Witness my hand and official seal this 21st day of April, 2015.

_____
NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 21st day of April, 2015.

_____
NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017