BILL GARRETT, Davidson County
Trans:T20150035383 DEEDWARR
Recvd: 05/07/15 11:42 2 pgs
Fees:13.00 Taxes:814.00
20150507-0041854

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25538

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2015.

Notary Public

My commission expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Grant Patrick Saxton	**New Owner**	**Map/Parcel: 114-08-0-C-001.00CO**
7277 Charlotte Pike #100		
Nashville, TN 37209		

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

Erik Brown, married

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

Grant Patrick Saxton and wife, Emily Story Saxton

HEREINAFTER CALLED THE GRANT PATRICKEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 1 on the Plan of West Park, Phase 1 as established by a Master Deed, for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541and Instrument No. 20040624-0075135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erik Brown and Gary E. Brown by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20050330-0034660, dated March 25, 2005, Register's Office for Davidson County, Tennessee. Said property was further conveyed by Quitclaim Deed to Erik Brown, of record in Instrument No. 20070921-0113052, dated August 27, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grant Patrickee. Subsequent taxes are assumed by the Grant Patrickees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20040624-0075135, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20040304-0024541 and amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for DAVIDSON County, Tennessee.
Overhang Easement of record in Book 6301, Page 684, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Instrument No. 20040624-0075136, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20040304-0024541, Register's Office for DAVIDSON County, Tennessee.

Must be provided satisfactory proof that the Eric Brown against whom a lien is filed in Instrument No. 20111216-0098215 and Instrument No. 20100823-0066298, is not one and the same.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7277 Charlotte Pike #100, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANT PATRICKEES 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 except as 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 GRANT PATRICKEES, 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 1st day of May, 2015.

Erik Brown
Philip H Willoughby attorney-in-fact
Erik Brown
By: Philip H. Willoughby, Attorney-in-Fact

*This property has been used for investment purposes only and has never been the marital residence of the Grant Patrickor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Philip H. Willoughby, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Erik Brown for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Erik Brown and is authorized by Erik Brown to execute this instrument on his/her behalf.

Witness my hand, at office, this 1st day of May, 2015.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

File #: **150154JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027