WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038401 DEEDWARR
Recvd: 05/18/15 12:59 2 pgs
Fees:13.00 Taxes:1069.30
20150518-0045529

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Price	NEW OWNER	160-14-OA-120.00
(NAME)	(NAME)	
5669 Oakes Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Elaine M. Rogers**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cynthia Price and Michael Price, wife and husband** , 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:

Land in Davidson County, Tennessee, being Building Site 12 on the Plan of Highland Courts, as of record in Plan Book 4860, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Elaine M. Rogers by Warranty Deed from W. R. Tulloss and wife, Alene B. Tulloss, dated 8/17/1998, recorded 8/18/1998 of record in Book 11070, Page 608, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4860, page 101, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5024, Page 549, amended of record in Book 8287, Page 313, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions of record in Book 11356, Page 815, Amendment of record in Instrument No. 200207220087704, Rules Regarding Enforcement of Governing Documents of record in Instrument No. 20150414-0032628, in the Register's Office for Davidson

County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
By Laws for Highland Courts in Highlands of Brentwood of record in Book 5024, Page 557, in the Register's Office for Davidson County, Tennessee.
Articles of Highlands of Brentwood Homeowner's Association, Inc., of record in Book 11595, Page 872, in the Register's Office for Davidson County, Tennessee.
Overhead Line Easement granted Metropolitan Government of Nashville acting by and through Electric Power Board of said government of record in Book 7350, Page 433, in the Register's Office for Davidson County, Tennessee.

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 5669 Oakes Drive, Brentwood, TN 37027
(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 11th day of May, 2015.

Elaine M. Rogers

State of Tennessee
County of Williamson

Personally appeared before me Elaine M. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2015.

Notary Public
My Commission Expires: 11/05/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY