BILL GARRETT, Davidson County
Trans:T20150053237 DEEDWARR
Recvd: 07/01/15 15:47 2 pgs
Fees:13.00 Taxes:834.35
20150701-0063901

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,500.00**

Affiant

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF June, 2015

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip A. Brooks 601 Old Hickory Boulevard, #61 Brentwood, TN 37027	Summit Funding, Inc. 2241 Harvary St. Ste. 200 Sacramento CA 95815	171-03-0-B-257.00 CO

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 acknowledged, we,

Heather Rutherford, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Philip Brooks, a single 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. 19 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Heather Rutherford, an umarried person, by Deed from Mazin Patrick Sagman and wife, Besma H. Sagman dated February 15, 2006 of record in Instrument Number 20060221-0019724, Register's Office for Davidson County, Tennessee. Heather Rutherford has since married. Ryan Edwards, spouse of Heather Rutherford, joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 10126, Page 435, amended in Book 10224, Page 683, in Book 11550, Page 531, amended in Book 11682, Page 75, and Instrument # 20000718-0070558, and re-recorded in Instrument # 20050705-0076596, Book 7798, Page 843, Book 8920, Page 65, amended in Book 9860, Page 840 Register's Office for Davidson County, Tennessee.
4) Property is subject to the Bylaws for the Townhomes of Fredericksburg of record in Book 10126, Page 486, amended in Instrument #20150102-0000219, said Register's Office.
5) Property is subject to an Easement for Right of Way to the State of Tennessee of record in Book 7851, Page 712, said Register's Office.
6) Property is subject to an Easement for Sewer, Storm Drainage, Water Mains and Appurtenances to the Metropolitan Government of record in Book 7358, Page 643, said Register's Office.
7) Property is subject to an Easement for Sewer and Storm Drainage to the Metropolitan Government of record in Book 7993, Page 269, said Register's Office.
8) Property is subject to a Site Drainage Easement to the Metropolitan Government of record in Book 10012, Page 756, said Register's Office.
9) Property is subject to the HOA Charter of record in Book 10126, Page 430 and Book 11550, Page 529, said Register's Office.
10) Property subject to a conveyance to the Townhome Association of record in Book 11753, Page 208, said Register's Office.
11) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **601 Old Hickory Boulevard, #61, 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 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 my hand(s) this 5th day of June, 2015.

Heather Rutherford

Ryan Edwards

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Heather Rutherford and husband, Ryan Edwards, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076