STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to ~~before me~~, this 29th day of July, 2015.

Notary Public

My commission expires: 3/10/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Stamp)

BILL GARRETT, Davidson County
Trans: T20150065008 DEEDWARR
Recvd: 08/05/15 14:52 2 pgs
Fees: 13.00 Taxes: 1350.50
20150805-0078072

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James W. Brennan and Dawn M. Brennan	New Owner	**Map\Parcel: 098130C11000CO**
1816 Kaylee Meadow Lane		
Hermitage, TN 37076		

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 ACKNOWLEDGE, WE,

Joey Dean Harvel and wife, Mary Elaine Harvel, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James W. Brennan and Dawn M. Brennan, husband and wife

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. 104 on the Plan of Phase Four, Section One, The Meadows of Seven Points of record in Plat Instrument Number 20040227-0022425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Joey Dean Harvel and wife, Mary Elaine Harvel by Warranty deed from Jonathan A. Perkins and Amy L. Perkins, Husband and Wife of record in Instrument No. 20110707-0051903 Register's Office for Davidson County, Tennessee, dated July 5, 2011 and recorded on July 7, 2011.
Being also known as 1816 Kaylee Meadow Lane Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record as Instrument Number 20040227-0022425, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Stormwater Detention Agreement of record in Book 11681, Page 411, Book 11738, Page 776, Instrument Number 20010626-0067703, and Instrument Number 20030922-0139925, in the Register's Office for Davidson County, Tennessee.

Charter to Homeowners Association of record in Instrument Number 20000322-0028986, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed for Open Space to Homeowner's Association of record in Instrument Number 20090107-0001612, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1816 Kaylee Meadow Lane Hermitage, TN 37076.

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 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/our hand(s) this 29th day of July, 2015.

Joey Dean Harvel

Mary Elaine Harvel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Joey Dean Harvel and Mary Elaine Harvel the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2015.

Notary Public

My Commission Expires: 5-2019

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 315157
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027