BILL GARRETT, Davidson County
Trans: T20150065245 DEEDWARR
Recvd: 08/06/15 10:47 2 pgs
Fees: 13.00 Taxes: 603.10
20150806-0078344

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $163,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2015. Notary Public My commission expires: 9/26/2018

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:
Kristiana M. Brockelsby	Fifth Third Mortgage	**075-12-0-F-016.00CO**
735 Tulip Grove Road #121	5001 Kingsley Dr., MD: 1MOCBQ	
Hermitage, TN 37076	Cincinnati, OH 45227	

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,

Aimee Butler F/K/A Aimee Bighem and Stephen William Butler, wife and husband

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

Kristiana M. Brockelsby, an unmarried woman

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. 16 a/k/a Unit 121, Tulip Cove Townhomes, a Horizontal Property Regime With Private Elements, as shown on the Plan recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., of record in Instrument Number 20050525-0059119, as amended in Instrument Number 20080103-0000699 and Instrument Number 20120521-0043906, 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 Aimee Bighem, an unmarried individual, and Stephen William Butler, an unmarried individual, as tenants in common by Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060620-0073555, Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded on June 20, 2006. The said Aimee Bighem having since married, and now being known as Aimee Butler.

Being also known as 735 Tulip Grove Road, #121, 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 Boundary Plat of record in Instrument Number 20050517-0055768, Register's Office for Davidson County, Tennessee.
Plumbing Permit of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., with By-Laws appended thereto, of record in Instrument Number 20050525-0059119, and amended in Instrument Number 20080103-0000699 and Instrument Number 20120521-0043906, 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.
Easement for sanitary sewers of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 735 Tulip Grove Road #121 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 30th day of July, 2015.

Aimee Butler

Stephen William Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Aimee Butler and Stephen William Butler 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 30th day of July, 2015.

Notary Public J CARLA IKARD

My Commission Expires: 1-8-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #: **315170**