# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150080051 DEEDWARR
Recvd: 09/21/15 10:55 2 pgs
Fees: 13.00 Taxes: 10730.00

20150921-0095577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew and Elizabeth Rueff | SAME | |
| (NAME) | (NAME) | |
| 5004 Hill Place Drive | | 116-02-OA 005.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **LINDA D. BROOKS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW RUEFF AND ELIZABETH RUEFF, 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. 23 on the Plan of Hill Place of record in Plat Book 7900, Page (s) 923 through 932, inclusive, 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 Samuel A. Brooks, Jr., and wife, Linda D. Brooks by Warranty deed from Springlake, L.P., a Tennessee Limited Partnership of record in Book 10449, page 848, Register's Office for Davidson County, Tennessee, dated May 08, 1997 and recorded on May 09, 1997.

Samuel A. Brooks, Jr. has since died, vesting title solely in Linda D. Brooks as the surviving tenant by the entirety.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Plat Book 7900, Page 923 inclusive, as amended by Surveyor's Certificate of Correction of record in Book 10058, Page 112, Register's Office for Davidson County, Tennessee; Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 7900, Page 913, Register's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9645, Page 85, as amended in Book 9658, Page 19, Book 10872, Page 520, Book 11548, Page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, 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; Bylaws of Hill Place Homeowner Association of record in Book 9645, Page 111, in the Register's Office for Davidson County, Tennessee; Charter of Hill Place Homeowners Association of record in Book 9730, Page 356, in the Register's Office for Davidson County, Tennessee; Conveyance of open space/common areas to HOA of record in Book 9737, Page 400 and Instrument No. 20090324-0026385, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6897, Page 74 and Book 8223, Page 594, in the Register's Office for Davidson County, Tennessee; Deed of Conveyance of Water and Sewer Mains to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10693, Pages 696 and 700, in the Register's Office for Davidson County, Tennessee; and Subject to rights of others in and to the common areas and/or elements.

This is improved x unimproved _ property, known as 5004 Hill Place Drive, Nashville, TN 37205
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215

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 this 15 day of September, 2015.

Linda D. Brooks

LINDA D. BROOKS

STATE OF GEORGIA
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda D. Brooks, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta (city), Georgia, this 15 day of September, 2015.

Kelly Hoskinson

Notary Public

Kelly Hoskinson

Commission expires:
October 1, 2017

KELLY HOSKINSON
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 1, 2017