BILL GARRETT, Davidson County
Trans:T20150084597 DEEDWARR
Recvd: 10/05/15 12:29 2 pgs
Fees:13.00 Taxes:869.50
20151005-0101139

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, Nolensville, TN 37135

#1253

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
The McGaughey Family Revocable Living Trust	(NEW OWNER)	Map- 171-02-0A-
5901 Stone Brook Drive		Parcel 050.00CO
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ardith E. Hall and wife, Erlene C. Hall,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Carrie L. McGaughey, Trustee of The McGaughey Family Revocable Living Trust Agreement dated May 20, 1993, as amended and restated April 14, 2004, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiaries,** (The "Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 50, on the Plan of Brentwood Villa Condominiums, Phase 2, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, and re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84, and Book 7423, page 574, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Brentwood Villa Condominiums, of record in Book 6900, page 4, and amended in Book 6900, page 185, said Register's Office, to which reference is hereby made for a more complete identification and description of said Unit.

Being the same property conveyed to Ardith E. Hall and wife, Erlene C. Hall by warranty deed dated June 17th, 1998 from Maria E. Cavender, unmarried of record in Book 10982, page 381, said Register's Office.

This conveyance is subject to the following:

1. **2015 Taxes, not yet due and payable.**
2. **Restrictions of record in Book 6923, page 943, Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574, said Register's Office.**
3. **By-Laws of record in Book 6923, page 986, Book 7423, page 567 & in Book 8074, page 564, said Register's Office.**
4. **Deed of Conveyance of record in Book 8127, page 666, Book 8127, page 782, Book 8127, page 802 & Book 8128, page 17, said Register's Office.**
5. **Charter of Brentwood Villa Condominium HOA of record in Book 6936, page 895 & in Book 7998, page 249, said Register's Office.**
6. **Easements of record in Book 5155, page 164, Book 6385, page 814, and in Instrument Nos. 20030707-0093162 and 20120124-0006661, said Register's Office.**
7. **Any and all matters of record in Plat Book 6900, page 4, amended of in Book 6900, page 185, said Register's Office.**

This is improved property commonly known as **5901 Stone Brook Drive, Brentwood, TN 37027.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 235,000.00.

Ardith E. Hall

Affiant

Subscribed and sworn to before me this 30th day of September, 2015.

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary public:
My commission expires: 11-21-2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of September, 2015.

Ardith E. Hall
Ardith E. Hall

Erlene C. Hall
Erlene C. Hall

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ardith E. Hall and Erlene C. Hall**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **30th** day of **September, 2015.**

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY