Box #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150089100 DEEDWARR
Recvd: 10/20/15 10:03 2 pgs
Fees:13.00 Taxes:888.00
20151020-0106420

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Philip A. Brooks	Civic Bank & Trust	**172010A05100CO**
601 Old Hickory Boulevard Unit #10	3325 West End Ave	
Brentwood, TN 37027	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Stephanie Hunt, a single woman

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

Philip A. Brooks

HEREINAFTER CALLED THE GRANTEE, HIS 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. 10 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Six, a Planned Unit Development, of record in Book 9700, page 953 and page 954, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanie Hunt, a single woman, by Deed dated August 26, 2005 from J. David Buffington and wife, Marsha O. Buffington, of record in Instrument No. 20050830-0103915, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, page 953 and page 954, said Register's Office for Davidson County.

2) Declaration of Covenants, Conditions and Restrictions of Fredericksburg Townhomes, of record in Book 11550, Page 531 and amended in Book 11682, page 75, Register's Office of Davidson County, Tennessee.

3) By-Laws of Fredericksburg Townhome Association, Inc. of record in Book 11550, page 554, Register's Office of Davidson County, Tennessee.

4) Restrictive Covenants contained in instrument of record in Book 7798, page 843, Register's Office of Davidson County, Tennessee.

5) Charter of Fredericksburg Townhome Association, Inc., of record in Book 11550, page 529, Register's Office of Davidson County, Tennessee.

6) Declaration of Covenants, Conditions and Restriction of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 65 and amended in Book 9500, page 393, Box 9860, page 840 and in Book 10694, page 541, Register's Office of Davidson County, Tennessee.

7) By-Laws of Fredericksburg Association, Inc., of record in Book 8920, page 45, and amended in Book 10694, page 539, Register's Office of Davidson County, Tennessee.

8) Charter of Fredericksburg Homowners Association, Inc., of record in Book 8920, page 40, Register's Office of Davidson County, Tennessee.

9) Conveyance of Common Area to Fredericksburg Townhome Association, Inc., of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee.

10) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 7358, page 643, Register's Office for Davidson County, Tennessee.

11) Easement for drainage facility of record in Book 7851, page 712, Register's Office of Davidson County, Tennessee.

12) Dedication of Site Drainage Easement of record in Book 10012, page 756, Register's Office of Davidson County, Tennessee.

13) Rights of others in and to the use of the common areas/elements.

14) Taxes for the current year, which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (_X__) property, known as **601 Old Hickory Boulevard Unit #10, Brentwood, TN 37027**

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 **19th** day of **October, 2015.**

Stephanie Hunt

Stephanie Hunt

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Stephanie Hunt,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **October, 2015.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17