Box # 14
G# 27881-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101828 DEEDWARR
Recvd: 12/02/15 09:33 2 pgs
Fees:13.00 Taxes:777.00
20151202-0121344

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2015.

Notary Public

My commission expires: 7-8-2019
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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	**Philip A. Brooks**	**Map 171-03-0B Parcel 272.00co**
601 Old Hickory Boulevard Unit #76	**601 Old Hickory Boulevard Unit# 107**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

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

Arthur Dalton and Diane M. Dalton, husband and wife

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

Philip A. Brooks, a single man

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 Unit No. 34 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, a Planned Unit Development, of record in Book 9700, Page 957. 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 Arthur Dalton and Diane M. Dalton, husband and wife and April Dalton, an unmarried woman, by deed dated September 8, 2011 from Alison L. Effinger McMahan f/k/a Alison L. Effinger of record in Instrument No. 20110913-0071122, Register's Office for Davidson County, Tennessee. The said April Dalton Cheek f/k/a April Dalton, married, having conveyed her interest to Arthur Dalton and Diane M. Dalton, husband and wife, by Quitclaim Deed of record in Instrument No. 20151008-0102712, dated October 5, 2015, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Arthur Dalton and Diane M. Dalton, pursuant to a Power of Attorney executed by same on the 9th day of November, 2015, of record in Instrument No. 20151202-0121343, Register's Office for Davidson County, Tennessee.

The 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 957, said Register's Office;
(2) Declaration of Covenants, Conditions and Restrictions of Fredericksburg Townhomes, of record in Book 11550, Page 531 and amended in Book 11682, Page 75, Book 10126, Page 435, Amended in Book 10224, Page 683; Second Amendment in Instrument No. 20000718-0070558; Re-recorded in Instrument No. 20050705-0076596; Register's Office of Davidson County, Tennessee;
(3) By-Laws of Fredericksburg Townhome Homeowner's Association, Inc. of record in Instrument No. 20150102-000219 and in Book 8920, Page 45, Register's Office of Davidson County, Tennessee;
(4) Charter of Fredericksburg Townhome Homeowner's Association, Inc., of record in Book 10126, Page 430, Register's Office of Davidson County, Tennessee;
(5) Declaration of Covenants, Conditions and Restriction of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 65 and amended in Book 9860, Page 840, Register's Office of Davidson County, Tennessee;
(6) Conveyance of Common Area to Fredericksburg Townhome Association, Inc., of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee;
(7) 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;
(8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9607, page 431, Register's Office for Davidson County, Tennessee;
(9) Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000516-0049387, Register's Office for Davidson County, Tennessee.
(10) Taxes for the current year which have been prorate and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **601 Old Hickory Boulevard Unit #76 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 **1st** day of **December, 2015.**

Arthur Dalton, by April Dalton Cheek, attorney-in-fact

Arthur Dalton, by April Dalton Cheek, Attorney-in-Fact

Diane M. Dalton, by April Dalton Cheek, attorney-in-fact

Diane M. Dalton, by April Dalton Cheek, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, for the within named **April Dalton Cheek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Arthur Dalton and Diane M. Dalton**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Arthur Dalton and Diane M. Dalton**, for the purpose therein contained, by signing the name **Arthur Dalton and Diane M. Dalton**, by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **December, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17