WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020093 DEEDWARR
Recvd: 03/11/16 10:02 2 pgs
Fees:13.00 Taxes:481.00
20160311-0023405

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Alexander Morrison	InterLinc Mortgage Services	160 14 0B 118.00
(NAME)	(NAME)	
5822 Brentwood Trace	10613 W Sam Houston Pky. #200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Scott A. Frech and Sharon M. Frech, husband and wife,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph Alexander Morrison, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 5822 2nd Revision Brentwood Trace a Condominium, a Horizontal Property Regime, located on 5822 Brentwood Trace, Davidson County, Tennessee, as shown on the plat of 2nd Revision Brentwood Trace, Condominium apartments, recorded in Book 5200, Page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510 and By-Laws of 2nd Revision Brentwood Trace Condominiums said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 2nd Revision Brentwood Trace, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 5524, Page 415, as amended in Book 5545, Page 510 and By-Laws of record in Book 5524, Page 424, as amended in Book 5537, Page 988, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Scott A. Frech and Sharon M. Frech, husband and wife by Warranty Deed from Karen Craun, unmarried, dated 08/30/2007, recorded 09/07/2007 of record in Instrument No. 20070907-0107717, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the Condominium plat of record in Book 5200, Page 261, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 5524, Page 415, By-Laws of Brentwood Trace of record in Book 5524, Page 424, Amendment to By-Laws of record in Book 5537, Page 988, Amendment to Master Deed of record in Book 5545, Page 510, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Unnamed Stream, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5822 Brentwood Trace, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 4th day of March, 2016.

Scott A. Frech

Sharon M. Frech

State of Tennessee
County of Williamson

Personally appeared before me Scott A. Frech and Sharon M. Frech, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of March, 2016.

Notary Public
My Commission Expires: 8/21/17

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. RAMSEY JR.
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027