BILL GARRETT, Davidson County
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Fees:23.00 Taxes:999.00
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THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
DIANE R. DESLAURIERS 206 Hearthstone Manor Brentwood, TN 37027	Same	160150A8000CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Diane R. Deslauriers
DIANE R. DESLAURIERS

SUBSCRIBED AND SWORN to before me, Brittany Nelson, by DIANE R. DESLAURIERS this 19th day of August, 2016.

BRITTANY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 9 2018

Brittany Nelson
Notary Public

My Commission Expires: Jan. 9, 2018

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand Dollars ($270,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARCY THOMAS, a single woman, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto DIANE R. DESLAURIERS, a single woman, hereinafter "GRANTEE", her heirs and assigns, all of GRANTOR's right, title and interest in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTOR further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the Property to the GRANTEE, her heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 19th day of August, 2016.

Marcy Thomas
MARCY THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brittany Nelson, of said county, MARCY THOMAS, the within named 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, this 19th day of August, 2016.

Brittany Nelson
NOTARY PUBLIC
My Commission Expires: Jan. 9, 2018

BRITTANY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 9, 2018

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 80 on the Plan of Hearthstone Manor, Phase IV, as of record in Book 6250, page 990, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Marcy Thomas, an unmarried woman, by deed of record in Instrument #20050505-0050969, Register's Office, Davidson County, Tennessee.

Said property is subject to:

1. Taxes and assessments for the year 2016 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on Plat of record in Plat Book 6250, page 990, Register's Office, Davidson County, Tennessee.

3. Subject to Amended and Restated Bylaws for Hearthstone Manor Home Owners Association of record in Book 7403, page 568, Register's Office, Davidson County, Tennessee; Second Amended and Restated Bylaws of record in Instrument #20080624-0064983, said Register's Office.

4. Subject to Deeds to Hearthstone Manor Home Owners Association of record in Book 6499, page 739; Book 6582, page 158, and Book 7393, page 746, Register's Office, Davidson County, Tennessee.

5. Subject to Charter of record in Book 6437, page 852; Book 7679, page 16; and Book 7769, page 494, Register's Office, Davidson County, Tennessee.

6. Subject to Restrictions and Covenants for the Hearthstone Subdivision of record in Book 6409, page 485, Register's Office, Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record in Book 6424, page 839, said Register's Office; Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6582, page 154, said Register's Office; Second Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6600, page 3, said Register's Office; Third Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6884, page 251, said Register's Office; Fourth Amendment to Declaration of Covenants,

Conditions and Restrictions (Hearthstone Manor) of record in Book 7393, page 749, said Register's Office; Fifth Amendment to Declaration of Covenants, Conditions and Restrictions (Hearthstone Manor) of record in Book 7398, page 907, said Register's Office; Sixth Amendment to Declaration of Covenants, Conditions and Restrictions (Hearthstone Manor) of record in Book 7403, page 563, said Register's Office; Amendment to Declaration of Covenants, Conditions and Restrictions (Hearthstone Manor) of record in Book 11404, page 149, said Register's Office; Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hearthstone Manor Home Owners Association, Inc., of record in Instrument #20060510-0054690, said Register's Office.