(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160078402 DEEDWARR
Recvd: 09/07/16 14:06 2 pgs
Fees: 13.00 Taxes: 2497.50

20160907-0094139

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brooke L. Tometich	New Owner	064030B03200 CO
(NAME)	(NAME)	
4132 Brandywine Pointe Boulevard		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Bethni Ann Hemphill, a married woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brooke L. Tometich and Jacob Matthew Tometich, wife and husband**, 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:

Being Lot No. 232 of Phase Three, Section One, Brandywine Pointe, a Planned Unit Development, as shown on plat of record in Book 7900, pages 405 and 406, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William Trent Hemphill and wife, Bethni Ann Hemphill, by Warranty Deed from William C. Bell, Jr. and wife, Judi W. Bell, dated January 12, 1994, of record in Book 9220, page 520, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Bethni Ann Hemphill by Quitclaim Deed from William Trent Hemphill, dated August 19, 2009, of record in Instrument No. 20090819-0078206, Register's Office for Davidson County, Tennessee.

William Trent Hemphill joins herein to convey any interest which he might have in the subject real estate, by virtue of his marriage to Bethni Ann Hemphill.

This conveyance is subject to: All matters appearing on the Plat of record in Book 7900, pages 405 and 406, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 8120, page 170; Book 8676, page 589; Book 8735, page 703; Book 9003, page 427; Book 9010, page 627 and Instrument No. 20151207-0122778, Register's Office for Davidson County, Tennessee. By-Laws for Brandywine Point Dock Association of record in Book 10721, page 835, Register's Office for Davidson County, Tennessee. Articles of Incorporation/ Charter of record in Book 8637, page 563 (Dock Association) and Book 9013, page 39 and Book 9117, page 77 (Community Association), Register's Office for Davidson County, Tennessee. Easement for sewer/ storm drainage of record in Book 11396, page 768, Register's Office for Davidson County, Tennessee. Easement for telecommunications of record in Instrument No. 20010824-0091875, Register's Office

for Davidson County, Tennessee. Easement for utility of record in Book 9178, page 781 (Dock Association), Register's Office for Davidson County, Tennessee. Easement for parking and ingress/ egress of record in Book 11108, page 55 (Dock Association), Register's Office for Davidson County, Tennessee. Restrictions for Dock Association of record in Book 8695, page 379; Book 9145, page 957; Book 9576, page 846; Book 9776, page 427; Book 10447, page 711 and Book 10684, page 324, Register's Office for Davidson County, Tennessee. Ground Lease (Community Association) of record in Book 9128, page 615, Register's Office for Davidson County, Tennessee.

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 4132 Brandywine Pointe Boulevard, Old Hickory, TN 37138
(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 2nd day of September, 2016.

Bethni Ann Hemphill

William Trent Hemphill

State of Tennessee
County of Wilson

Personally appeared before me Bethni Ann Hemphill and William Trent Hemphill, 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 2nd day of September, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122