# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042989 DEEDWARR
Recvd: 05/19/17 15:23 2 pgs
Fees:13.00 Taxes:1424.50

20170519-0050171

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 9/24/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF THE FORRD

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Olenkiewicz | Brand Mortgage Group, LLC | 085-04-0-A-003.00 CO |
| (NAME) 4108 Stone Hall Blvd. | (NAME) 1255 Lakes Parkway | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Bldg. 300, Suite 300 | |
| (CITY) (STATE) (ZIP) | (CITY) Lawrenceville, GA 30043 (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Monya Becnel Pillow, married, formerly known as Monya Rabb,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Olenkiewicz and Heather Hicks, both unmarried,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 1b, a planned unit development, of record in Instrument No. 20110317-0020906, 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 Monya Rabb, a single woman, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated November 29, 2012, of record in Instrument No. 20121203-0111026, Register's Office for Davidson County, Tennessee.

Kevin Pillow, husband of Monya Becnel Pillow, joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any.

**This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20110317-0020906; restrictions of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472; easement to Metro/ Davidson County for stormwater detention agreement of record in Instrument No. 20070730-0089806; water line and maintenance easement as set out in Instrument No. 20060801-0093487; water line easement of record in Book 4212, page 147; agreement of dedication of easement for water mains of record in Instrument No. 20030328-0040734; Warranty Deed of flowage easement to USA of record in Book 2244, page 399; easement agreement of record in Book 7292, page 968; agreement for grant of easement for conservation greenway of record in**

**Instrument No. 20011024-0116287; Quitclaim Deed to Homeowners Association for open space/ common area of record in Instrument No. 20090310-0021483; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 4108 Stone Hall Blvd., Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 ourmy hand this 17th day of April, 2017.

Monya Becnel Pillow

Kevin Pillow

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Monya Becnel Pillow and Kevin Pillow, 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 official seal at Mt. Juliet, Tennessee, this 17th day of April, 2017.

Notary Public
My Commission Expires:

File No.: 25063

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
January 21, 2018