STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/31/20
File No. G17-9020D

RUTHERFORD COUNTY TONJA COX NOTARY PUBLIC STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20170066925 DEEDWARR
Recvd: 08/03/17 11:53 2 pgs
Fees:13.00 Taxes:506.90
20170803-0079258

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacqueline N Stitt, an unmarried woman (NAME)	Jacqueline N. Stitt (NAME)	162-01-0C-067.00-CO
614 Hickory Glade Court (STREET ADDRESS)	614 Hickory Glade Ct (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Barbara F. Brown, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline N Stitt, an unmarried woman,** 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. 67 on the plan of PHASE 2, HICKORY GLADE, as shown by plat of record in Plat Book 6250, Page 889, an as amended in Plat Book 6900, Page 41 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Barbara F. Brown, an unmarried woman from Jennifer R. Clapp, unmarried and Susan N. Clapp, unmarried, by Deed dated September 22, 2015, as Instrument No. 20150925-0097910, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6824, page 929, Book 6824, page 952, Book 6898, page 896, Book 6898, page 919, Book 6898, page 920, Book 6957, page 473, Book 7959, page 869, Instrument No. 20031223-0182416 and Instrument No. 20110511-0036274, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 889, and as amended in Plat Book 6900, Page 41 Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6845, page 780, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 6878, page 390 and Book 10697, page 182, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers/storm drainage as recorded in Book 7384, page 941, Register's Office for Davidson County, Tennessee.
7. Deed of conveyance for water main as recorded in Book 7797, page 473, Register's Office for Davidson County, Tennessee.
8. Deed of conveyance for water main as recorded in Book 7797, page 490, Register's Office for Davidson County, Tennessee.
9. Common Area conveyed to Homeowner's Association of record in Book 6898, page 921, Book 6899, page 562 and Book 7260, page 72, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 614 Hickory Glade Court, Antioch, TN 37013.

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. Whenever 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 28th day of July, 2017.

Barbara F. Brown

July 28, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Barbara F. Brown, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of July, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066