(1)

SPECIAL WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39907

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlie W. Brinkley Jr.	NEW OWNER	131-02-3A-012.00-C
(NAME)	(NAME)	
4208 Arundel Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 18192 DEEDWARRSP
10/25/2017 02:12:15 PM 2 pgs
Fees: $13.00 Taxes: $2,478.63

20171025-0109555

For and 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, **Haury and Smith Contractors, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charlie W. Brinkley Jr.**, hereinafter called the GRANTEE(S), his heirs and/or 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 Lot No. 12, on the plan of Stammer Park, as shown on plat of record in Instrument No. 20140226-0016530, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a complete description.

Being the same property conveyed to Haury and Smith Contractors Inc by Warranty Deed dated 03/31/2006 from William R. Gaw, Linda Dorsey Gaw and Linda S. Gaw of record in Instrument 200603310036711, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Haury and Smith Contractors Inc by Warranty Deed dated 03/28/2006 from Ruth Engel Yulman Campbell and John Campbell of record in Instrument 200603310036712, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Haury and Smith Contractors Inc by Warranty Deed dated 03/31/2006 from Raymond B. Osteen, Glenn Ellen Osteen Fuller, Gloria Osteen and Bernie Fuller of record in Instrument 200603310036713, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Haury and Smith Contractors Inc by Warranty Deed dated 03/30/2006 from Buckner Family Charitable Foundation, E Wardwell Buckner, Trustee and Mary C. Buckner, Trustee of record in Instrument 200604030037246, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plats of record in Plat Book 1424, Page 23 and Instrument No. 20140226-0016530, in the Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20071018-0123611, as amended of record in Instrument No. 20110808-0060835, as amended and restated of record in Instrument No. 20140225-0016083, as amended in Instrument No. 20170308-0022952, as corrected in Instrument No. 20170323-0028469

and Instrument No. 20170830-0089266, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Stormwater Detention Agreement of record in Instrument No. 20070302-0025677, in the 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 4231 Stammer Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 20th day of October, 2017.

HAURY AND SMITH CONTRACTORS, INC., A TENNESSEE CORPORATION

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury and Smith Contractors, Inc., a Tennessee Corporation and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 20th day of October, 2017.

Notary Public
My Commission Expires: 11/15/20

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064