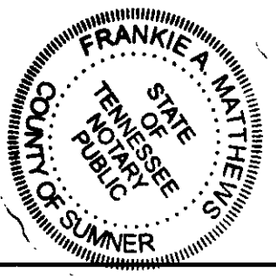
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Lisa M Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel N. Brooks	Same as Owner	Map 063 16 OC 064.00
(NAME)	(NAME)	
5209 Southfork Boulevard		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 111750 **DEEDWARR**
07/02/2018 02:37:19 PM 2 pgs
Fees: $13.00 Taxes: $767.75

20180702-0064024

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lisa M. Parker, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel N. Brooks and wife, Karen R. Brooks and Julia T. Brooks, as joint tenants with right of survivorship, 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. 64 on the Plat of Phase One, Section Two, Hermitage Springs Estates, a Planned Unit Development, of record as Exhibit "A" to the instrument of record as instrument No. 20031031-0160338 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa M. Parker by deed from Steven D. Greene of record in Instrument 20090826-0080246, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

All matters shown on plans of record as Instrument No. 20010703-0070299 and as Exhibit "A" to Instrument of record as Instrument No. 20031031-0160338 in the Register's Office for Davidson County, Tennessee;

Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20001206-0120233 in the Register's Office for Davidson County, Tennessee as amended by First Amendment of record as Instrument No. 20020130-0013464, and further amended by Second Amendment of record as Instrument No. 20031031-0160338, in said Register's Office.

Subject to Charter of Hermitage Springs Townhomes Association, Inc. Restrictions of record as Instrument No. 20010716-0075385, as amended in Instrument No. 20020128-0011789, said Register's Office.

Subject to By-Laws of record as Instrument No. 20010712-0074536 and amended by Instrument No. 20030808-0115486, said Register's Office.

Subject to any and all matters and notes on plat of record in Instrument 200107031-0070299, Register's Office, Davidson County, Tennessee.

Subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, Page 194, said Register's Office.

Subject to Right to use water from spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, Page 644, Book 5792, Page 649, Book 5916, Page 717, Book 6036, Page 281, Book 5826, Page 92, Book 5826, Page 100, Book 5826, Page 105, Book 5916, Page 722, and Book 6036, Page 274, said Register's Office.

Subject to Easement Deeds for a non-exclusive easement for road purposes and ingress and egress to Old Hickory Boulevard of record in Book 6267, Page 296 and 298, said Register's Office.

Subject to Right-of-Way easement for water mains and water lines of record in Book 8007, Pages 232, 237 and 240, said Register's Office.

Subject to Easement for the flow of Betsy Branch.

Subject to the rights of others in and to the common area.

Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

unimproved ☐

This is improved ☑ property, known as 5209 Southfork 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 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 my hand this 14th day of June, 2018.

Lisa M. Parker

STATE OF TENNESSEE

COUNTY OF Robertson

On this 14th day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa M. Parker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER