**THIS INSTRUMENT PREPARED BY:**
Christopher L. Kelly
Brogdon, Creasy, Kelly and Sanders, PLLC
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615)441-0001

Davidson County DEEDWARR
Recvd: 04/13/06 15:12 3 pgs
Fees:18.00 Taxes:998.63
20060413-0042808

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TWO-HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($269,900.00), the receipt of which is hereby acknowledged, I, **JESSICA STEPHENS, a married woman, ("Grantors"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **SCOTT VAN NIEUWENHUYZEN, a married man, ("Grantee"),** his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as follows, to-wit:

Being Lot 35, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument Number 20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Stephens by Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, of record in Instrument Number 20050624-0072933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1)all matters shown on the Plan of record in Instrument No. 20040806-0094780, said Register's Office; (2) all matters shown on the Plan of record in Book 6900, Page 470, said Register's Office; (3) easements of record in Book 8992, Page 63, Book 9665, Page 420 and Instrument No.20021217-0155375, said Register's Office; (4) Agreements for Dedication of Public Utilities Easements of record in Instrument No. 20040204-0013636 and Instrument No. 20040406-0038745, said Register's Office; (5) Storm Water Detention Agreements of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, said Register's Office; (6) Declaration of Covenants of record in Book 7265, Page 657, Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902 and in Instrument No. 20011119-0126832, said Register's Office; (7) Charter of Boone Trace Homeowners Association of record in Book 9607, Page 534, said Register's Office; (8) Quitclaim Deed for open space area or common area to Boone Trace Homeowners Association of record in Instrument No. 20011119-012831, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, and all the rights, easements, and appurtenances belonging to said land, unto the said Grantee, his heirs, successors and assigns, forever.

**AND I DO**, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantee, Grantee's heirs and assigns forever, against the lawful claims and demands of all persons.

I, **SHANE BOWDEN STEPHENS**, husband of **JESSICA STEPHENS**, join in the execution of this instrument for the purpose of transferring and conveying all rights, title and interest which I may have in said property by virtue of my marriage or otherwise.

**IN WITNESS WHEREOF**, we have set our hands to this instrument this 5TH day of APRIL, 2006.

Jessica Stephens by David Brogdon, Atty in fact
**JESSICA STEPHENS**
**by David B. Brogdon, Attorney in Fact**
**POA recorded in Book 1 Page**

20060413-
0042805

Shane Bowden Stephens by David Brogdon, Atty in fact
**SHANE BOWDEN STEPHENS**
**by David B. Brogdon, Attorney in Fact**
**POA recorded in Book 1 Page**

20060413-
0042806

**STATE OF TENNESSEE**

**COUNTY OF DICKSON**

On this 5TH day of April, 2006, before me personally appeared **DAVID B. BROGDON**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, in behalf of **JESSICA STEPHENS** and **SHANE BOWDEN STEPHENS**, and acknowledged that he executed the same as the free act and deed of said **JESSICA STEPHENS** and **SHANE BOWDEN STEPHENS.**

WITNESS MY HAND and official seal in said County this 5TH day of APRIL, 2006.

NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

My Commission Expires: 02-20-2007

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**STATE OF TENNESSEE**

**COUNTY OF DICKSON**

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $269,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 5th day of April, 2006.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission Expires: ~~02-20-2007~~ 7-29-06

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**THIS IS IMPROVED PROPERTY KNOWN AS:**

1221 Beautiful Valley Drive, Nashville, TN 37221

**PARCEL ID: 126 15 0A 328.00**

**ADDRESS OF NEW OWNER:**
Scott and Denise Van Nieuwenhuyzen
1221 Beautiful Valley Drive
Nashville, TN 37221

**SEND TAX BILLS TO:**
SunTrust Mortgage, Inc.
P O Box 57028
Irvine, CA 92619