(1)

File No. 270701774

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/18/08

(AFFIX SEAL)

mail:

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 08/22/07 12:15 2 pgs
Fees:13.00 Taxes:629.00
20070822-0100403

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen O. Tepley	SunTrust Mortgage, Inc.	Map 135-11-0C/ Parcel 027.00 CO
(NAME) 128 Nashboro Greens	(NAME) P.O. Box 57028	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Amy K. Andrews-Emery and husband, Terry Emery**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen O. Tepley, married**, HEREINAFTER CALLED THE GRANTEE, His 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 all of Lot No. 27, Horizontal Property Regime Private Element Plat, Phase Two, Nashboro Village - Tract 18, as shown by plat appearing of record in Book 11700, Page 48, amending Book 9700, Page 968, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Amy K. Andrews-Emery and husband, Terry Emery by Warranty Deed dated July 23, 2001 of record in Instrument No. 20010814-0087580, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Real property taxes for the year 2007 and thereafter, a lien not yet due and payable; Declaration of Covenants, Conditions and Restrictions as shown of record in Book 11703, Page 581, in Instrument No. 20000627-0063887, and in Instrument No. 20070118-0007533, Register's Office for said County; Restrictive Covenants as shown of record in Book 4827, Page 14, and in Instrument No. 20001031-0108075, Register's Office for said County; Consent to Declaration of Covenants, Conditions and Restrictions as shown of record in Instrument No. 20010322-0027767, and in Instrument No. 20010322-0027768, Register's Office for said County; Anchor Easement as shown of record in Book 5563, Page 5, Register's Office for said County; Quitclaim to HOA for Common Space shown of record in Instrument No. 20001001-00100361, Register's Office for said County; License to use fitness center and swimming pool as shown of record in Instrument No. 20020507-0056329, Register's Office for said County; Charter for Home Owners' Association of record in Book 4828, Page 834, and in Book 11703, Page 579, said Register's Office; All matters shown on the plan of record in Plat Book 11700, Page 48, amending Book 9700, Page 968, 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 128 Nashboro Greens, Nashville, TN 37217
(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 GRANTEE, His heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, His 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 our hands this 16th day of August, 2007.

Amy K. Andrews-Emery

Terry Emery

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Amy K. Andrews-Emery and Terry Emery who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 16th day of August, 2007.

Commission expires: 5/8/08

Rebecca A. Parks
Rutherford County
State of Tennessee
Notary Public

Notary Public

File Number: 270701774

RETURN TO:
Southern Title Services
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Murfreesboro, TN 37129