Davidson County DEEDWARR
Recvd: 06/24/08 14:25 2 pgs
Fees:13.00 Taxes:721.50
20080624-0065053

**SIDWELL & BARRETT, P.C.**
**121 1st Avenue South, Suite 200**
**Franklin, TN 37064**

File No. 280600474

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 6/10/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stefani M. Samples | Stefani M. Samples | 183050A157.00 CO |
| (NAME) 555 Church St., Apt. 2004 | (NAME) 555 Church St., Apt. 2004 | |
| (ADDRESS) Nashville, TN 37219 | (ADDRESS) Nashville, TN 37219 | |
| (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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Steve Samples and Sunny B. Samples, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Stefani M. Samples, hereinafter called the grantee(s), HER 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 Lot No. 100 on the Plan of Revision One, Phase Two, Section Five, October Woods of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 439, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve Samples by Quitclaim Deed from Sunny B. Samples, with Sunny B. Samples retaining a life estate, of record in Instrument No. 20070925-0113982, Register's Office for Davidson County, Tennessee dated September 18, 2007.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 7900, Page 909, amended in Plat Book 9700, Page 439, Register's Office of said County.

Drainage easement to Metro Government of Nashville of record in Book 8443, Page 75, said Register's Office.

Telephone easement to United Telephone Company of record in Book 10766, Page 666, said Register's Office.

Bylaws to October Woods HOA of record in Book 9840, Page 267, said Register's Office.

Restrictions to October Woods of record in Book 9840, Page 276 and Book 10548, Page 503, said Register's Office.

HOA Charter of record in Instrument No. 200004250041127, said Register's Office.

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 5245 Catspaw Dr., Antioch, TN 37013
(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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HER 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/our hands this 19th day of June, 2008.

Steve Samples

Sunny B. Samples

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Steve Samples and Sunny B. Samples, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/19/2008.

Witness my hand at office this 19th day of June, 2008.

Commission expires: 10/10/09

Donald R. Barrett, Jr. Notary Public

**File Number: 280600474**

**RETURN TO:**
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY