WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/08 08:05 3 pgs
Fees:18.00 Taxes:558.33
20080925-0097345

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 150,900.00

Carla E. Reid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **19th day of September, 2008**

Maxine J. Rucker
Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla E. Reid	Realty Mortgage Corporation	MAP 175-4-A PARCEL 39 CO
(NAME) 3911 Parks Retreat Drive	(NAME) 7000 Executive Center Dr., Ste. 200	
(ADDRESS) Antioch, TN, 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Johnny B. Stephens and wife, Celia W. Stephens,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carla E. Reid, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE(S), 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 all of Unit 14B on the Plan of Park Place Subdivision, a Planned Unit Development, and a Horizontal Property Regime (Private Element), as described in a Master Deed of record as Instrument No. 20010214-0014161, as re-recorded as Instrument No. 20010702-0069590, as amended as Instrument No. 20011019-0114191, as re-recorded as Instrument No. 20011212-0136927, as amended as Instrument No. 20030710-0095634, and as re-recorded as Instrument No. 20030915-0134956, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said Unit.

Being the same property conveyed to JOHNNY B. STEPHENS AND WIFE, CELIA W. STEPHENS, by deed from LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20050223-0019579, dated February 22, 2005, said Register's Office.

The property is subject to the following:

* Matters shown on the Plan of record in Plat Book 20020530-0065765, said Register's Office.
* TVA Easement of record in Book 435, page 607, said Register's Office.
* Lease Agreement of record in Book 4483, page 915, as amended in Book 10918, page 497, and as Instrument No. 20020315-0032670, said Register's Office.

* Right of Way Agreement of record in Book 5897, page 191, said Register's Office.

* Deed of Easement(s) of record in Book 11491, page 719, and Book 11539, page 799, said Register's Office.

* Stormwater Detention Agreement of record in Book 11672, page 447, said Register's Office.

* Master Deed of record as Instrument No. 20010214-0014161, as re-recorded as Instrument No. 20010702-0069590, as amended as Instrument No. 20011019-0114191, as re-recorded as Instrument No. 20011212-0136927, as amended as Instrument No. 20030710-0095634, and as re-recorded as Instrument No. 20030915-0134956, Register's Office for said County.

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.

This is improved property known as: 3911 Parks Retreat Drive, Antioch, TN 37013

Witness my/our hand(s) this 19th day of September, 2008.

Johnny B. Stephens, Seller

Celia W. Stephens, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Johnny B. Stephens and Celia W. Stephens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **19th day of September, 2008.**

Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: 3-10-12

Notary's Seal (If on paper)

