Box 10-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090046440 DEEDWARR
Recvd: 07/10/09 11:20 2 pgs
Fees:13.00 Taxes:662.30
20090710-0064477

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF JULY, 2009.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie E. Sontany	First American Real Estate Tax Service	
(NAME)	(NAME)	
3949 Stephens Ridge Way	Escrow Reporting DAL-07	173.16-OA-212.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	8435 Stemmons Freeway	
(CITY) (STATE) (ZIP)	(CITY) Dallas (STATE) TX (ZIP)	75247

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Matt C. Dye and Heather Roberts Dye (formerly known as Heather Roberts)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jamie E. Sontany, an unmarried woman,** hereinafter called the Grantee, 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 128, HIDDEN CREEK, PHASE 4, SECTION 1, as shown on plat of record in Instrument No. 20050714-0081682, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matt C. Dye, a single man, and Heather Roberts, a single woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated on May 5, 2006, in Instrument No. 20060509-0054486, in the Register's Office of Davidson County, Tennessee.

Heather L. Dye and Heather Roberts Dye are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 3949 Stephens Ridge Way, Antioch, TN 37013

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, her 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, 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 our hands this 9th day of July, 2009.

Matt C. Dye

Heather L. Dye

Matt C. Dye

Heather Roberts Dye

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Matt C. Dye and wife, Heather Roberts Dye**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of July, 2009.

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires MAY 2, 2011

My commission expires: