WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,412.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2009.

Alison L. Russell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALISON L. RUSSELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300

BILL GARRETT, Davidson County
Trans:T20090054420 DEEDWARR
Recvd: 08/10/09 12:14 2 pgs
Fees:13.00 Taxes:404.82

20090810-0075061

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan T. Few	M & T Bank	Map 135-12-B
(NAME) 2080 Nashboro Boulevard	(NAME) P. O. Box 5738	Parcel 40 CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) Springfield, Ohio 45501-5738	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DAVID JOHN LLOYD STOUT AND WIFE, CHRISTINE YVETTE STOUT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ETHAN T. FEW, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 40 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Book 11700, pages 49 and 50, which amends the plat of record in Book 4660, page 156, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David John Lloyd Stout and Christine Yvette Stout, husband and wife, by deed from NVR, Inc. of record in Instrument #20010215-0014532, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 4660, page 156 as amended in Book 11700, pages 49-50, said Register's Office; (c) Bylaws of record in Book 11703, page 560, said Register's Office; (d) restrictive covenants of record in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Book 11703, page 520, Instrument #20000316-0027171 and Instrument #20000627-0063887, said Register's Office; and (e) easements of record in Book 8870, page 887, Book 4868, page 74, Book 4815, page 425, Book 10110, page 860 and Instrument #20001012-0101575, said Register's Office.

This conveyance is made and accepted subject to an indebtedness secured by Deed of Trust executed by David John Lloyd Stout and Christine Yvette Stout, dated July 24, 2003, of record in Instrument #20030819-0119806, said Register's Office, on which there is a current unpaid principal balance of $108,680.16, which said mortgage debt the Grantee herein hereby assumes and agrees to pay, as part of the consideration of this conveyance.

unimproved ☐

This is improved ☒ property, known as 2080 Nashboro Boulevard, 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 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.

Witness our hands this 6th day of August, 2009, as to **Sellers**

and witness my hand this 7th day of August, 2009, as to **Buyer.**

BUYER:

Ethan T. Few

SELLERS:

David John Lloyd Stout

Christine Yvette Stout

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David John Lloyd Stout and Christine Yvette Stout, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Austin (City), Texas, this 6 day of August, 2009.

Commission expires: 5/31/11

Melanie B. Jackson
Notary Public

(Seal)

MELANIE B. JACKSON
MY COMMISSION EXPIRES
May 31, 2011

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 Ethan T. Few, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2009.

Commission expires:

ALISON L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8 2013

Alison L. Russell
Notary Public