WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110032322 DEEDWARR
Recvd: 06/01/11 09:41 2 pgs
Fees:13.00 Taxes:695.60
20110601-0041560

STATE OF TENNESSEE
COUNTY OF Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2011

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAMMY RUSH NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joshua D. Stevenson	Regions Bank dba Regions Mortgage	Parcel ID:
7056 Bridgeport Drive	2050 Parkway Office Cir.	126160A25000
Nashville, TN 37221	Birmingham, AL 35244	

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

Sarah M. Weber

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joshua D. Stevenson and wife, Anna G. Stevenson

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:

BEING Lot No. 398, on the Plan of Riverwalk, Phase 2A, Section 1, of record in Instrument 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sarah M. Weber by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, of record in Instrument 20040709-0081913 , Register's Office for said County, dated June 30, 2004.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20011105-0121083; Instrument 20020424-0050565; and Instrument 20040430-0049313, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20031014-0151989; and (3) Easement to Harpeth Valley Utility District of record in Instrument 20021125-0145984; Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324; and Landscape Easement of record in Instrument 20010919-0101280, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7056 Bridgeport Drive, Nashville, TN 37221

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 25th day of May, 2011.

Sarah M. Weber

Matt T. Wooley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah M. Weber and Matt T. Wooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of May, 2011.

My Commission Expires: 9-9-11

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.