(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,215.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2011.

_____
Notary Public

MY COMMISSION EXPIRES: 11/12/13

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC TENNESSEE

R. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Belmont Powell	Richard Belmont Powell	131020P01500CO
(NAME)	(NAME)	
4203 Stammer Place	4203 Stammer Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Haury And Smith Contractors Inc., A Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Richard Belmont Powell and wife, Anna Wilson**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 4203, as shown on the plan of Stammer Parke, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200710180123611 and amended in Instrument 201108080060835, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the same property conveyed to Haury and Smith Contractors Inc., a Tennessee Corporation by Deed from William R. Gaw and wife, Linda Dorsey Gaw, dated 03/31/2006 and filed for record on 03/31/2006 in Instrument 200603310036711, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Haury and Smith Contractors Inc., a Tennessee Corporation by Deed from Ruth Engel Yulman Campbell and husband, John Campbell, dated 03/28/2006 and filed for record on 03/31/2006 in Instrument 200603310036712, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Haury and Smith Contractors Inc., a Tennessee Corporation by Deed from Raymond B. Osteen and Glenn Ellen Osteen Fuller tenants in common, dated 03/31/2006 and filed for record on 03/31/2006 in Instrument 200603310036713, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Haury and Smith Contractors Inc., a Tennessee Corporation by Deed from The Buckner Family Charitable Foundation by and through its Co-Trustees, E. Wardwell Buckner and Mary C. Buckner, dated 03/30/2006 and filed for record on 04/03/2006 in Instrument 200604030037246, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110065414 DEEDWARR
Recvd: 10/19/11 11:55 2 pgs
Fees:13.00 Taxes:1736.10

20111019-0081379

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 1424, Page 23, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200710180123611, said Register's Office. Said Master Deed was amended of record in Instrument 201108080060835, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200703020025677, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 4203 Stammer Place, Nashville, TN 37215
(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), their heirs and/or 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), their heirs and/or 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 hand this 14th day of October, 2011.

HAURY AND SMITH CONTRACTORS INC., A TENNESSEE CORPORATION

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury And Smith Contractors Inc., A Tennessee Corporation and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 14th day of October, 2011.



Notary Public
My Commission Expires: 11/10/2013

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027