**RECORD AND RETURN TO:**
**TITLE PROFESSIONALS OF TENNESSEE, LLC**
**101 Point East Drive**
**Nashville, TN 37216**
**File Box "7" File No.: 1104**

# WARRANTY DEED

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2012

Notary Public

MY COMMISSION EXPIRES: 12/28/2013

**THIS INSTRUMENT WAS PREPARED BY**
**Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, TN 37216**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christy Stephan | SWBC Mortgage Corporation | 094160E08700C O |
| 908 Spence Enclave Court | 5055 Maryland Way, Suite 200 | |
| Nashville, TN, 37210 | Brentwood, TN 37027 | |
| | | |

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, I/WE,

**R. J. York Homes, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christy Stephan, an unmarried woman**

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 Unit 87 on the Plan of Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**Being the same property conveyed to R. J. York Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument No.: 20110411-0027748, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 908 Spence Enclave Court, Nashville, TN 37210

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 my/our hand(s) this 5th day of April, 2012

R. J. York Homes, LLC

BY: _____
Robin York
Chief Manager

BILL GARRETT, Davidson County
Trans:T20120025657 DEEDWARR
Recvd: 04/09/12 13:53 2 pgs
Fees:13.00 Taxes:514.30
20120409-0030117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named R. J. York Homes, LLC, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2012

Marka L. Nettle
Notary Public

My Commission Expires: 12/28/2013

