Box 13
#17132

BILL GARRETT, Davidson County
Trans:T20120058064 DEEDWARR
Recvd: 08/06/12 13:55 2 pgs
Fees:13.00 Taxes:388.50
20120806-0069835

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mark Stephens
7533 Winchester Drive
Antioch, TN 37013

MORTGAGEE
Mortgage Research Center
2101 Chapel Plaza Ct, Ste. 107
Columbia, MO 65203

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 151-10-0-A
PARCEL 032.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Deborah Ruth Pugh, now Schwan, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark Stephens and wife, Kristie Stephens,** 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. 32, on the Plan of Villages of Long Hunter, Phase 1, as shown of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Ruth Pugh, an unmarried person, by Warranty Deed from Ole South Properties, Inc., dated March 29, 2002 and filed of record in Instrument No. 20020403-0040730, Register's Office for Davidson County, Tennessee. The said Deborah Ruth Pugh has since married and is now known as Deborah Ruth Pugh Schwan.

The spouse of the Grantor does not join in this conveyance as this is not his principal residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382; By-Laws of record in Instrument No. 20041022-0127537; Charter of The Villages of Long Hunter of record in Instrument No. 20010531-0056381; 20 foot Right of Way for ingress and egress to a Cemetery of record in Book 1115, Page 302 and in Book 1101, Page 457; Grant of Transmission Line Easement in favor of the United States of America of record in Book 2338, Page 466; Easement in favor of Tennessee Valley Authority of record in Book 4535, Page 351 and in Book 4446, Page 423; Agreement for Dedication of Easement for Water Mains and Appurtenances in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8197, Page 288, Book 8358, Page 91 and in Book 8358, Page 94; Conveyance of Easement in favor of Tennessee Telephone Company of record in Book 9661, Page 919; Grant of Easements to Crossman Communities of Tennessee, LLC of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272; Boundary Plat of record in Instrument No. 20000207-0012630; Quitclaim Deed of Common Area of record in Instrument No. 20010531-0056383; easements, covenants conditions and all matters and notes as shown on the plan of record in

Plat Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **7533 Winchester Drive 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 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 31st day of July, 2012.

Deborah Ruth Pugh, now Schwan

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah Ruth Pugh, now Schwan, the bargainor(s) 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 this 31st day of July, 2012.

NOTARY PUBLIC

DON ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-1-16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2012.

NOTARY PUBLIC

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

My Commission Expires: _____