WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 20, 2013
(AFFIX SEAL)

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
John Ilcyn	NEW OWNER	180040B17700CO
(NAME)	(NAME)	
3508 Fairmeadows Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120080661 DEEDWARR
Recvd: 10/24/12 09:42 2 pgs
Fees:13.00 Taxes:1154.40
20121024-0097385

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, we, **Andrew Bozeman and Meghan Bozeman , husband and wife,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Ilcyn and Janet L. Ilcyn , husband and wife**, 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 all of Lot No. 94, on the plan of Brookview Forest Phase V, of record in Instrument 200903090021109, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Andrew Bozeman and Meghan Bozeman, husband and wife by Deed from Drees Premier Homes Inc., dated 07/18/2011 and filed for record on 08/02/2011 in Instrument 201108020059405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 421, Page 146, Instrument 200903090021109, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 8404, Page 676, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200601040001198, said Register's Office.
Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument 200703230035374, said Register's Office.
Charter of record in Instrument 200309180138293, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 201111170090032, said Register's Office.
County of Davidson taxes for the year 2013 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 3508 Fairmeadows Drive, Nashville, TN 37211
(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 our hands this 19th day of October, 2012.

Andrew Bozeman by Constance O. Harvey attorney in fact — Meghan Bozeman by Constance O. Harvey attorney in fact

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 Constance O. Harvey, with whom I am personally acquainted and who proved herself to be the attorney in fact of Andrew Bozeman and Meghan Bozeman and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2012.

Notary Public
My Commission Expires:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

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