WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Harvey	same address	174-11-0A-195.00CO
(NAME)	(NAME)	
2520 Kanlow Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130020424 DEEDWARR
Recvd: 03/13/13 11:04 2 pgs
Fees:13.00 Taxes:536.50
20130313-0024947

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, **Jonathan S. Wilson Jr. and Julie M. Wilson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephanie Harvey, an unmarried person**, 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. 216, on the Final Plat of CANE RIDGE FARMS-PHASE FOUR, as shown by plat appearing of record in Instrument No. 20030721-0101773, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jonathan S. Wilson Jr. and Julie M. Wilson, husband and wife by Special Warranty Deed dated January 23, 2009, from US Bank National Association, as Trustee for Asset-Backed Pass Through Certificates Series 2006-HE1, and filed for record on March 11, 2009, in Instrument No. 20090311-0022017, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Instrument No. 20030721-0101773; Subject to Restrictive Covenants of record in Instrument No. 20000905-0087103, Amendments in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558; Grant of Transmission Line Easement as shown of record in Book 4420, Page 36, and Book 4428, Page 565; Agreement for Dedication of Easement for Water Mains, Access Road, Power Lines and Appurtenances of record in Book 5078, Page 476; Storm Water Detention Agreement of record in Instrument No. 20030203-0014213; Charter of the Cane Ridge Farms Homeowner's Association of record in Instrument No. 20010815-0088360 and Conveyance of Common Area/Open Spaces to the Cane Ridge Farms Homeowner's Association of record in Instrument No. 20110128-0007971, Register's Office for Davidson County, Tennessee.

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 2520 Kanlow Drive, Antioch, TN 37013
(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 22nd day of February, 2013.

Jonathan S. Wilson Jr. by Terri Williams Attorney in fact
Jonathan Wilson Jr.
by Terri Williams, as Attorney-In-Fact

Julie M. Wilson by Terri Williams Attorney in fact
Julie M. Wilson
by Terri Williams, as Attorney-In-Fact

State of Tennessee
County of Williamson

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Personally appeared before me Jonathan S. Wilson Jr. and Julie M. Wilson, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of February, 2013.

Debbie A. Treadway

Notary Public
My Commission Expires: 4/23/2013

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

**Terri Williams, as Attorney-in-Fact for
Jonathan Wilson, Jr. and Julie M. Wilson