Davidson County DEEDWARR Recvd: 04/30/13 08:51 3 pgs Fees:18.00 Taxes:579.61 **20130430-0042698**	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $156,651.00 x _____ Affiant Subscribed and sworn to before me, this 29th day of April, 2013. _____ Notary Public My commission expires: May 16, 2016
(Notary Stamp)	

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chase Davidson **Tiffany Bonnette**	**New Owner**	**Map\Parcel: 173-16-0-A-222.00CO**
3900 Stephens Ridge Way		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Gilda Y. Linder and Joy D. Linder, both unmarried, as joint tenants with rights of survivorship

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

Chase Davidson and Tiffany Bonnette

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 all of Lot No. 195, on the Final Plat of Hidden Creek, Phase 3, Section 2, as shown by plat appearing of record in Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gilda Y. Linder and Joy D. Linder, joint tenants with right of survivorship by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20060203-0013537, dated January 31, 2006, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20050714-0081683, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020514-0059176 and amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20050930-0117904, Instrument No. 20050930-0117906, Instrument No. 20060828-0105538, Instrument No. 20060828-0105537 and Instrument No. 20090908-0084135, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egressof record in Book 10348, Page 367 and Book 10348, Page 374, Book 5460, Page 992, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020320-0034487, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Instrument No. 20020510-0058111, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed to Homeowners Association of record in Instrument No. 20030303-0027387, Instrument No. 20060828-0105539, Instrument No. 20060828-0105540, Instrument No. 20060919-0115728, Instrument No. 20050930-0117905, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20030303-0027388 and amended in Instrument No. 20081230-0123265, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20030303-0027389 and amended in Instrument No. 20090908-0084136, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3900 Stephens Ridge Way, 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 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 29th day of April, 2013.

Gilda Y. Linder

Joy D. Linder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Gilda Y. Linder and Joy D. Linder, as joint tenants with rights of survivorship, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2013.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

File #: **130203JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Kathy Jones, a notary public for this county and state, Sandra S. Jackson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-22-13

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY