WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond P. Vining, III	NEW OWNER	16011002800
(NAME)	(NAME)	
421 Manor View Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4335		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130047265 DEEDWARR
Recvd: 06/06/13 11:06 2 pgs
Fees:13.00 Taxes:1198.80
20130606-0057530

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, I, **Patricia K. Faught , unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Raymond P. Vining, III and Stacie Armstrong Vining, 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 Lot No. 128 on the Plan of Phase 5, Hearthstone, of record in Plat Book 6250, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ben W. Faught and Patricia K. Faught by Deed from Michael M. Kraft and Lois B. Kraft, dated 06/27/2003 and filed for record on 08/21/2003 in Instrument 200308210121467, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia K. Faught by Deed from Ben W. Faught, dated 12/17/2010 and filed for record on 12/28/2010 in Instrument 201012280102375, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6250, Page 2, said Register's Office.
Restrictions and Covenants for the Hearthstone Subdivision of record in Book 6293, Page 894, said Register's Office.
Declaration of Covenants, Conditions and Restrictions for Hearthstone Common Facilities Association, Inc. of record in Book 7053, Page 982, 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 421 Manor View Lane, Brentwood, TN 37027-4335

(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 my hand this 30th day of May, 2013.

Patricia K. Faught

Patricia K. Faught

State of Tennessee
County of Williamson

Personally appeared before me Patricia K. Faught, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2013.

Notary Public
My Commission Expires: 9/23/13

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DONALD R. BARRETT, JR.

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