WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00 379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin R. Williams and Whitney M. Greenway	Paragon National Bank	171-08-0-B-016.00 CO
(NAME)	(NAME)	
5913 Cross Pointe Lane	6300 Poplar Avenue, Ste. 117	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Memphis, TN 38119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Clay D. Stephens and wife, Heather N. Stephens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devin R. Williams and Whitney M. Greenway, Husband and Wife, 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. 4 on the Plan of Brelan Park at Saddlewood, Section Two, a Planned Unit Development, as of record in Book 7900, page 615, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clay D. Stephens and wife, Heather N. Stephens, by deed of record in Instrument Number 20080514-0049358, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Brelan Park at Saddlewood of record in Book 7900, page 615, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 7900, page 498, Register's Office for Davidson County, Tennessee. Covenants of record in Book 8891, Page 850; By-Laws of record in Book 8891, Page 869, Register's Office for Davidson County, Tennessee. Easements of record in Book 6590, Page 37, Book 8175, Page 792, Book 8259, Page 206, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement executed by Brelan Park at Saddlewood HOA of record in Book 9401, page 827, Register's Office for Davidson County, Tennessee. Charter of Brelan Park at Saddlewood HOA of record in Book 9462, page 547, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5913 Cross Pointe Lane, Brentwood, TN 37027

(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 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.

BILL GARRETT, Davidson County
Trans:T20130066151 DEEDWARR
Recvd: 08/02/13 08:56 2 pgs
Fees:13.00 Taxes:1405.63
20130802-0080655

Witness our hands this 31st day of July, 2013.

Clay D. Stephens

Heather N. Stephens

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 Clay D. Stephens and Heather N. Stephens, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 24th day of July, 2013.

Commission expires:

Notary Public

