Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $488,000.00

Affiant

Subscribed and sworn to before me, this 1st day of August 2013.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 08/06/13 14:57 3 pgs
Fees:18.00 Taxes:1805.60
20130806-0082502

Address of New Owner:	Send Tax Bills to:	Tax Information
Tim Bryan Stephens	Suntrust Mortgage, Inc.	104080H001
1819 Capers Ave	901 Semmes Ave	
Nashville TN 37212	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Daniel M. Patz a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tim Bryan Stephens and wife Michelle Ross Stephens hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Unit No. 1 of the Horizontal Property Regime known as Commodore Capers Townhomes, created by that certain Master Deed and By Laws of record in Instrument No. 20030811-0114231, Register's Office for Davidson County, Tennessee together with all rights in the Common Elements of the Commodore Capers Townhomes which accrue to the owners of such Units.

Being the same property conveyed to Daniel M. Patz by deed from William C. Johnson and wife, Cathy L. Johnson of record in Instrument No. 20100528-0041163 Register's Office for Davidson County, Tennessee, dated May 26, 2010.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20030811-0114231.Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Commodore Capers Townhomes and recorded in Instrument No. 20030811-0114231 Register's Office for said county. 3) Bylaws for Commodore Capers Townhomes Association of record in Instrument No. 20030811-0114230 and amended in Instrument No. 20071121-0136450

This property is improved property known as 1819 Capers Ave, Nashville, Tennessee 37212

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 1 day of August, 2013.

Daniel M. Patz

Amy D. Patz, who joins in this conveyance for the sole purpose Of conveying any marital interest that she may have

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 Daniel M. Patz and Amy D. Patz, the bargainor(s), 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 Brentwood, Tennessee, this 1st day of August, 2013.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

FILE NO: 07705

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

