(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130089577 DEEDWARR
Recvd: 10/17/13 13:55 2 pgs
Fees: 13.00 Taxes: 1061.90
20131017-0108677

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $287,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF OCTOBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5892 CHAMBERS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alfred Stewart and Erin Chambers	SAME	172050B10800CO
224 Sterling Oaks Place		
Nashville, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM M. HARTER

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

ALFRED STEWART, AN UNMARRIED MAN AND ERIN CHAMBERS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 224 Sterling Oaks Place, Nashville, TN 37027

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 on the 11th day of October, 2013.

William M. Harter

by: William M. Harter by Brandy Peterson, attorney in fact
Brandy Peterson, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 11th day of October, 2013, before me personally appeared Brandy Peterson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **William M. Harter** and acknowledged that she executed the same as the free act and deed of said **William M. Harter.**

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 40, STERLING OAKS, PHASE II, as shown on plat of record in Plat Book 11190, Page 141, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William M. Harter by Warranty Deed from Lawrence J. Roland and wife, Amy M. Roland, recorded on the 26th day of January, 2007 in Instrument No. 20070126-0011181, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of William M. Harter pursuant to a power of attorney executed by the same on the 10/02/2013, and being filed for in Instrument # 20131017-0108676, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING OAKS, PHASE II, as recorded in Plat Book 11190, Page(s) 141 and PUD Boundary Plat recorded in Plat Book 9700, Page 770, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Book 10951, Page 547 and Book 11514, Page 959, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 10951, Page 587.

f. Charter of Homeowners' Association as shown of record in Book 10951, Page 540, Register's Office for said County.

g. Easements of record in Book 4600, Page 99 and Book 7250, Page 755, Register's Office for said County.

h. Quit Claim Deed for common/open space recorded at Instrument No. 20050510-0052774.