BILL GARRETT, Davidson County
Trans:T20130094926 DEEDWARR
Recvd: 11/06/13 13:05 2 pgs
Fees:13.00 Taxes:1418.03
20131106-0115230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,250.00

Michelle D. Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2013.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17812

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
Gary L. Rowe	NEW OWNER	171080B02000CO
(NAME)	(NAME)	
5929 Cross Pointe Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4761		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Marshall B. Capps , unmarried and Melanie J. Sleigh , FKA Melanie J. Capps, unmarried,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gary L. Rowe and Ruby R. Rowe, 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. 8 on the Plan of Brelan Park at Saddlewood, Section Two, as of record in Plat Book 7900, Page 615, Register's Office for Davidson County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marshall B. Capps and wife, Melanie J. Capps by Deed from Phillips Builders Inc., a Tennessee corporation, dated 04/28/1994 and filed for record on 05/02/1994 in Book 9329, Page 291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 7900, Page 498, Plat Book 7900, Page 615, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 8891, Page 850, said Register's Office.
By-Laws of record in Book 8891, Page 869, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8259, Page 206, said Register's Office.
Stormwater Detention Agreement of record in Book 9401, Page 827, said Register's Office.
Charter of record in Book 9462, Page 547, said Register's Office.
County of Davidson taxes for the year 2014 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 5929 Cross Pointe Lane, Brentwood, TN 37027-4761
(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 our hands this 1st day of November, 2013.

Marshall B. Capps

Melanie J. Sleigh

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 Marshall B. Capps, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2013.

Notary Public
My Commission Expires: 11/12/13

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie J. Sleigh, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of October, 2013.

Notary Public
My Commission Expires: Feb 12, 2014

CINDY D. BAGGETT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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