BILL GARRETT, Davidson County
Trans:T20140011663 DEEDWARR
Recvd: 02/19/14 12:39 2 pgs
Fees:13.00 Taxes:1017.50

20140219-0014230

(Notary Stamp)

ADAM G. LaFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2014.

Notary Public

My commission expires: 10/15/14

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Roswell Aaron and Susan Elizabeth Aaron	New Owner	Map\Parcel: 172050B13400 CO
425 Carphilly Ct	425 Carphilly Ct	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

Rex Creviston, Jr. and Tonia Creviston, husband and wife

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

David Roswell Aaron and Susan Elizabeth Aaron, 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. 20 on the Plan of Sterling Oaks, Phase III of record in Plat at Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tonia R. Frady, unmarried by Warranty Deed from Todd G. Coppedge and wife, Marla S. Coppedge filed in Instrument Number 20030502-0059072, dated April 30, 2003 and recorded May 2, 2013, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Rex Creviston, Jr. and Tonia Creviston, husband and wife by Deed from Tonia R. Frady of record at Instrument No. 20130211-0013588, Register's Office for Davidson County, Tennessee, dated February 8, 2013 and recorded on February 11, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all matters shown on the Plan of record in Instrument 20001122-0115320, Register's Office for Davidson County, Tennessee. erms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Sterling Oaks of record in Book 10951, Page 547,as amended in Book 11514, page 959, and Declaration of Covenants and Restrictions for Sterling Oaks, Phase III, in Instrument 20001214-0123042, Register's Office for Davidson County, Tennessee. By-Laws in Book 10951, page 587 and Instrument 20001214-0123043, Register's Office for Davidson County, Tennessee. Charter of HOA in Book 10951, page 540, and Instrument 20001214-0123041, as to Phase III, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveying common areas in Instrument 20050510-0052774 and Instrument 20110421-0030897, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage in Book 7121, page 177, Book 7121, page 185, Book 7250,

page 761 and Book 7573, page 231, Register's Office for Davidson County, Tennessee. Easement to BellSouth Telecommunications of record in Instrument Number 20010824-0091876, in the Register's Office for Davidson County, Tennessee. Rule Regarding Enforcement of Governing Documents of record in Instrument Number 20130419-0039232, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 425 Carphilly Ct Brentwood, 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 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.

Witness my/our hand(s) this 18th day of February, 2014.

Rex Creviston, Jr.

Tonia Creviston

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Rex Creviston, Jr. and Tonia Creviston the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2014.

Notary Public

My Commission Expires: 4.25.16

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **7014026**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027