BILL GARRETT, Davidson County
Trans:T20140017303 DEEDWARR
Recvd: 03/14/14 09:25 2 pgs
Fees:13.00 Taxes:708.55

20140314-0021354

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is this transfer is $191,500.00

Affiant

Subscribed and sworn to before me, this ____ day of March 2014.

Notary Public
My commission expires: _____

PAM S. HOUSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Stephens		173090A20300CO
7827 Heaton Way	Same as new owner	
Nashville, TN 37211		

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 Joseph D. Riddle Jr. and wife Katherine E. Riddle hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joseph Stephens, a single person and Linda Perry, a single person, with Tenants in common with Right of Survivorship 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 Lot no. 149 on the plan of Phase "B" Lenox Village of record in Instrument No. 20031024-0157237 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph D. Riddle, Jr. and wife Katherine E. Riddle by deed from George Brandt of record in Instrument No. 20090729-0071122 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Lenox Village of record in Instrument No. 20031024-0157237 Plat Book 31 Page1, Register's Office for County, Tennessee 3) Storm water detention agreements of record in Book 7361 Page 230 and Book 7985 Page 449 and Instrument Nos. 20020408-0042676 and 20020722-0087469 and 20010918-0100850 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20210315-0032826 and amended in Instrument No. 20021226-0158458 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Lenox Village Homeowner's Association of record in Instrument No. 20021226-0158458 6) Master Deed of record in Instrument No. 20020315-00328585 and 2002122-0158459

This property is improved property known as 7827 Heaton Way, Nashville,, Tennessee 37211

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 12th day of March, 2014.

Joseph D. Riddle, Jr.

Katherine E. Riddle

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 Joseph D. Riddle Jr. and Katherine E. Riddle, 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 12th day of March, 2014.

Notary Public

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: January 11, 2016

FILE NO: 08072