State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE .WHICEVER IS GREATER, FOR THIS TRANSFER IS: $ 325,000.00

(X) _____
AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME OF THIS THE

15th DAY OF APRIL, 2014

_____NOTARY PUBLIC

My commission expires: 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140027559 DEEDWARR
Recvd: 04/23/14 09:03 2 pgs
Fees:13.00 Taxes:1202.50
20140423-0033996

This instrument prepared by: Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

Record and return to: Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

14NT00052

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Anna Stout and Ryan Stout 709 Winsley Place Brentwood, TN 37027	Anna Stout and Ryan Stout 709 Winsley Place Brentwood, TN 37027	Tax ID: 172-13-0A-083.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I / we

J. T. THOMAS, A/K/A THOMAS K. THOMAS, A MARRIED MAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RYAN STOUT AND ANNA R STOUT, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:
BEING ALL OF LOT NO. 43 OF WILLIAMS GROVE, SECTION 2, REVISION OF LOTS 43 - 46 OF RECORD IN BOOK 2000 032400 300 70 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

THE PLAN OF RECORD IN INSTRUMENT NO. 2000 032400 300 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HOA CHARTER OF RECORD IN BOOK 10741, PAGE 671 IN SAID REGISTER'S OFFICE.

RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 10741, PAGE 678; BOOK 11167, PAGE 755 AND IN BOOK 11643, PAGE 316 ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO J. T. THOMAS, A/K/A THOMAS K. THOMAS, BY THAT WARRANTY DEED DATED DECEMBER 27, 2000, RECORDED ON JANUARY 3, 2001, AS INSTRUMENT NUMBER 20010103-0000817, SAID REGISTER'S OFFICE.

This improved property is commonly known As: 709 Winsley Place, 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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15th day of April, 2014.

J T Thomas

Anne Thomas

Ann Thomas hereby joins in the execution of this warranty deed to convey any interest she may have marital or otherwise.

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, The within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 15th day of 2014

Notary Public My Commission exp. 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY