SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 05/19/14 12:23 3 pgs
Fees:18.00 Taxes:2390.20
20140519-0042826

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $646,000.00

Mary Gladys V. Wolfe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2014.

KAY B. HOUSCH
NOTARY PUBLIC
Davidson County

Notary Public

MY COMMISSION EXPIRES: 12/2/2017

(AFFIX SEAL)

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
Mary Gladys V Wolfe	NEW OWNER	131-02-3-A-015.00 CO
(NAME)	(NAME)	
4213 Stammer Place, 4213		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Haury and Smith Contractors, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mary Gladys V Wolfe, an unmarried woman** , 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. 15, as shown on the plan of Stammer Parke, a Horizontal Property Regime with Private Elements filed as Exhibit "B" and established by the Master Deed of record in Instrument # 20140225-0016083, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Lot as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Lot and the Condominium, the rights and obligations of the Declarant and the Lot Owners, and the Bylaws of the Association of Owners. Lot No. 15 of Stammer Parke is also shown on Plat recorded in Instrument No. 20140226-0016530, said Register's Office. .

Being part of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee corporation by Deeds of record in Instrument No. 200603310036713. Instrument No. 200603310036711, Instrument No. 200604030037246 and Instrument No. 20060331-0036712, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per plat of record in Instrument 201402260016530, said Register's Office.
Master Deed and By-Laws filed for record in Instrument 200710180123611, as amended of record in Instrument 201108080060835 and Instrument 201402250016083, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200703020025677, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 4213 Stammer Place, 4213, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 16th day of May, 2014.

HAURY AND SMITH CONTRACTORS, INC., A TENNESSEE CORPORATION

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury and Smith Contractors, Inc., a Tennessee Corporation and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 16th day of May, 2014.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

True Copy Certification

I, Kay B. Hausch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kay B. Hausch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, Kay B. Hausch, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines
Notary's Signature

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2014

My Commission Expires: 10-25-14

Notary Seal (if on paper)