BILL GARRETT, Davidson County
Trans:T20140044955 DEEDWARR
Recvd: 06/25/14 09:38 2 pgs
Fees:13.00 Taxes:1243.20

20140625-0055380

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $336,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2014. Notary Public My commission expires: 12-15-15

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:
Paul O. Itsede and Nicole L. Morton	**New Owner**	**Map\Parcel: 172-13A-065.00CO**
313 Swynford Court		
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,

Robert Jeffrey Jay and wife, Connie B. Jay

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

Paul O. Itsede and Nicole L. Morton, 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. 15 on the Plan of Revision to Lots 14-16 & Lots 51-53, Section Two, Williams Grove, of record in Instrument No. 200003240030072, as corrected in Instrument No. 200008240083614, 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 Robert Jeffrey Jay and wife, Connie B. Jay by Warranty Deed from Thomas R. Gildemeister and wife, Julia W. Gildemeister, of record in Instrument No. 20040707-0080239, Register's Office for Davidson County, Tennessee, dated July 2, 2004 and recorded on July 7, 2004.

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

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.
Subject to all matters shown on the Plan of record in Instrument No. 200003240030072, as corrected in Instrument No. 200008240083614, Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 902 - 906, Register's Office for Davidson County, Tennessee.
All matters shown on the PUD Boundary Plat of record in Book 9700, Page 520, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678, Book 11167, Page 755, Book 11643,

Page 316 and Instrument No. 20010514-0049490, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Homeowner's Association of record in Book 10741, Page 671 and Instrument No. 20010618-0064214, in the Register's Office for Davidson County, Tennessee.
Common Area of record as Instrument No. 20010514-0049489 and Instrument No. 20011226-0142132 in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, Page 699, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 313 Swynford Court 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 20th day of June, 2014.

Robert Jeffrey Jay

Connie B. Jay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Robert Jeffrey Jay and Connie B. Jay the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires