THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061177** BILL GARRETT, Davidson County Trans:T20140045846 DEEDWARR Recvd: 06/27/14 11:03 2 pgs Fees:13.00 Taxes:1276.50 20140627-0056445	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00 Affiant Subscribed and sworn to before me, this 24th day of June, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Gregory M. Stephenson and Jennifer P. Stephenson 5621 Cottonport Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-08-0A-067.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward A. Hadley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory M. Stephenson and Jennifer P. Stephenson, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 67, PHASE 3, COTTONPORT, as shown on plat of record in Plat Book 6900, Page 951, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jennifer Lynn Hadley (a/k/a Jennifer P. Hadley) to Edward A. Hadley as recorded on the 8th day of June, 2010 in Instrument No. 20100608-0044353 and Warranty Deed from Andrew J. Wind, a 1/2 undivided interest and Catherine M. Wind, a 1/2 undivided interest to Edward A. Hadley, and wife, Jennifer P. Hadley as recorded on the 3rd day of April, 2003 in Instrument No. 20030403-0044244, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, COTTONPORT, as recorded in Plat Book 6900, Page(s) 951 and Boundary Plat recorded in Plat Book 6900, Page 529.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7430, Page 784, amended in Book 7565, Page 57, Book 7824, Page 254, Book 7897, Page 578, Book 8313, Page 932 and Book 10775, Page 37 and Restrictions recorded in Book 7637, Page 925.

Charter of Cottonport Plantation Homeowners Association, Inc. recorded in Book 7621, Page 600, amended in Book 7891, Page 971.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.

This is improved property located at 5621 Cottonport Drive Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2014.

Edward A. Hadley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward A. Hadley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014