Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14051004**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $168,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2014. TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014 Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Sandra W. Jaudon 5224 Stallworth Dr. Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-11-0A-058.00-C0

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, **William D. Saffer and Florence J. Saffer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra W. Jaudon**, ("Grantees"), its 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 No. 29 on the Plan of Section Two, Stanford Village, of record in Plat at Instrument No. 20010226-0017614, 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 William D. Saffer and Florence J. Saffer, husband and wife by deed from Sean P. Sullivan, an unmarried person of record in Instrument No. 20070814-0096821, Register's Office for Davidson County, Tennessee, dated July 30, 2007 and recorded on August 14, 2007.

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.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20010226-0017614, 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 Instrument No. 200002280019107, as amended in Instrument No. 200003010020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, 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.

BILL GARRETT, Davidson County
Trans:T20140048569 DEEDWARR
Recvd: 07/08/14 12:02 2 pgs
Fees:13.00 Taxes:621.60
20140708-0060003

By-Laws of record in Instrument 200002170016311, Register's Office for Davidson County, Tennessee.

Charter for HOA in Instrument 200002170016310, Register's Office for Davidson County, Tennessee.

Right of Way Deed in Book 2739, page 637 and Book 2740 page 181, Register's Office for Davidson County, Tennessee.

Gulf Interstate Gas Transmission Line in Book 2590, page 545, Register's Office for Davidson County, Tennessee.

Right of Way Agreement to Columbia Gulf Transmission Co. in Book 4218, page 425, Register's Office for Davidson County, Tennessee.

Right of Way Agreement to Columbia Gulf Transmission Co. in Book 4229, page 43, Register's Office for Davidson County, Tennessee.

Right of Way Easement to SC Ventures, LP and Phillips Builders, Inc. in Book 11263, page 503, Register's Office for Davidson County, Tennessee.

Easement to BellSouth Telecommunications Inc. in Instrument 200103290030191, 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 located at 612 Hannah Ridge Ct Antioch TN 37013

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 2nd day of July, 2014.

William D. Saffer

Florence J. Saffer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Saffer and Florence J. Saffer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2014.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY