WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052799 DEEDWARR
Recvd: 07/22/14 10:19 2 pgs
Fees:13.00 Taxes:925.00
20140722-0064939

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF GEORGETTE R. KENNEDY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(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
Terry D. Dorward	CU Members Mortgage	172-15-OA-183.00
(NAME)	(NAME)	
3812 Bryce Road	15455 Dallas Pkwy. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Addison, TX 75001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, we, **Ryan Overstreet and wife, Shelly Overstreet**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Terry D. Dorward and wife, Gloria E. Dorward**, 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. 219, on the plan of Section Ten, Holt Woods, as shown on plat of record in Plan Book 9700, Page 281 and 282, said Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ryan Overstreet and wife, Shelly Overstreet by Warranty Deed dated 08/09/2006 from Robert R. Kozlik and wife, Rose M. Kozlik of record in Instrument 200608180102254, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 9700, Page 281, Book 9700, Page 282, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 10256, Page 506, and re-recorded in Book 10258, Page 142, said Register's Office.
By-Laws of record in Book 9570, Page 13, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 10316, Page 585, said Register's Office.
Charter of record in Book 9570, Page 5, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200208070095356, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3812 Bryce Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 18th day of July, 2014.

Ryan Overstreet

Shelly Overstreet

State of Tennessee
County of Williamson

Personally appeared before me Ryan Overstreet and Shelly Overstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2014.

Notary Public
My Commission Expires: 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARTLETT WILLIAMSON COUNTY

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