WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140061708 DEEDWARR
Recvd: 08/20/14 14:52 2 pgs
Fees:13.00 Taxes:751.10
20140820-0075977

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2014.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JARAN SORENSON AND STEPHANIE SORENSON, husband and wife	SWBC Mortgage Corporation	141-06-0-C-050.00 CO
(NAME)	(NAME)	
4025 Stonybrook Drive	9311 San Pedro Ave., Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Adam Davis, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JARAN SORENSON AND STEPHANIE SORENSON, 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. 6 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adam Davis, a single person, by deed of record in Instrument Number 20091103-0101498, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Riverbridge Community, Phase 1D of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20030205-0016044, amended in Instrument no. 20030303-0027396 and Instrument No. 20030806-0111893, Register's Office for Davidson County Tennessee. Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20030303-0155374, Register's Office for Davidson County, Tennessee. Right of Way for Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4025 Stonybrook Drive, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 18th day of August, 2014.

Adam Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Davis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 18th day of August 2014.

Commission expires: 7.30.17

TAMRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027