THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14040523**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2014. Notary Public My Commission Expires: 9-26-16

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140070556 DEEDWARR
Recvd: 09/22/14 08:47 2 pgs
Fees:13.00 Taxes:666.00
20140922-0086479

WARRANTY DEED

Address New Owner: Jeffrey Fan 401 Ramble Wood Circle Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-15-0A-023.00-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, **Susan C. Stone f/k/a Susan C. Nelson, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Fan, a married man,** ("Grantee"), his 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. 23 on the Plan of A Plat of Stonemeade, Section I of record in Plat Book 6900, Page (s) 800 and 801, 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 Susan C. Stone f/k/a Susan C. Nelson by deed from Richard B. Nelson of record in Instrument No. 20030728-0105573 Register's Office for Davidson County, Tennessee, recorded on July 28, 2003.

Being also known as 401 Ramble Wood Circle Nashville, TN 37221.

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 2015 not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 800 and 801, 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 7701, Page 290, reaffirmation in Book 8349, page 43, amended in Book 8810, page 840, Register's Office for Davidson County, Tennessee.

By-Laws in Book 7701, page 331, amended in Book 8517, page 992, Register's Office for Davidson County, Tennessee.

Charter in Book 7920, page 728, and Book 8349, page 43, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying open areas to HOA in Book 8517, page 997, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement in Book 9740, page 967, 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 401 Ramble Wood Circle Nashville TN 37221.

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

And Grantor covenants that she 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 17th day of September, 2014.

Susan C. Stone FKA Susan C. Nelson
Susan C. Stone f/k/a Susan C. Nelson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan C. Stone f/k/a Susan C. Nelson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2014.

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

