BILL GARRETT, Davidson County
Trans:T20140086285 DEEDWARR
Recvd: 11/17/14 09:25 2 pgs
Fees:13.00 Taxes:751.10
20141117-0105612

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

Subscribed and sworn to before me as of the 14th day of November, 2014.

Notary Public

My Commission Expires: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin M. Grenier & Angela M. Grenier 3301 Stephens Hill Lane Antioch, TN 37013	Churchill Mortgage 761 Old Hickory Blvd. Brentwood, TN 37027	173-16-0A-008.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Joseph T. Sokolowski, Jr., and Mary B. Sokolowski, husband and wife**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Kevin M. Grenier and Angela M. Grenier**, his/hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

* husband & wife,

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Plat at Instrument No. 20030213-0020016, and as corrected in Instrument No. 20030331-0042208, 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 Joseph T. Sokolowski, Jr., and Mary B. Sokolowski, husband and wife by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation of record in Instrument No. 20030929-0143117 Register's Office for Davidson County, Tennessee, dated September 25, 2003 and recorded on September 29, 2003.

Being improved property known as 3301 Stephens Hill Lane Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record as Instrument Number 20030213-0020016, and as corrected in Instrument No. 20030331-0042208, Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, supplemented in Instrument No. 20050930-0117904, amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20060828-0105538, Instrument No. 20050930-0117906, Instrument No. 20060828-0105537 and Instrument No. 20090908-0084135, 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

3. By-Laws of record in Instrument Number 20030303-0027389 and Instrument No. 20090908-0084136, in the Register's Office for Davidson County, Tennessee.

4. Charter of record in Instrument Number 20030303-00327388, in the Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to HOA of record in Instrument Number 20030303-0027387, in the Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 14th day of November, 2014.

Joseph T. Sokolowski, Jr.,

Mary B. Sokolowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Joseph T. Sokolowski, Jr., and Mary B. Sokolowski, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee this 14th day of November, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016