WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005398 DEEDWARR
Recvd: 01/22/15 11:12 2 pgs
Fees:13.00 Taxes:895.03
20150122-0006303

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $241,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan D. Nash	NEW OWNER	Map 181-10-0-A Parcel 056.00co
208 Scarlet Ridge Court		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Glen C. Stephens and Cassandra L. Stephens, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan D. Nash, unmarried

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. 217 on the First Revision Final Plat of Autumn Oaks Subdivision, Phase Two, a Planned Unit Development, as of record in Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Glen C. Stephens and Cassandra L. Stephens, husband and wife by Deed from The Bank of New York, Mellon fka The Bank of New York as Successor in interest to JPMorgan Chase Bank, NA as Trustee for Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust 2005-8, Mortgage Pass-Through Certificates, Series 2005-8, dated July 15, 2008, of record in Instrument No. 20080821-0085874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 11700, Pages 64 and 65, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Easements for Sanitary Sewer and/or Storm Drainage of record in Book 9343, Page 196, in Book 9343, Page 199, and in Book 11217, Page 799, Register's Office for Davidson County, Tennessee.
(3) Restrictive Covenants contained in instrument of record in Book 6704, Page 397, in Book 6704, Page 405, and amended in Book 6968, Page 30, Register's Office for Davidson County, Tennessee.
(4) Declaration of Covenants, Conditions and Restrictions and By-Laws of Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099443, and amended in Instrument No. 20030513-0064238, in Instrument No. 20100414-0028160, and in Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee.
(5) Charter of Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.
(6) One-Fourth (1/4) of an acre reserved for graveyard with right of ingress and egress as setout in Deed Book 261, Page 284, and in Book 6704, Page 397, said Register's Office.
(7) Subject to right-of-way agreement and easement to Gulf Interstate Gas Company, of record in Book 2245, Page 271, said Register's Office, which a partial release thereof is of record in Book 6968, Page 25, said Register's Office.
(8) Right-of-way Agreement in favor of Columbia Gulf Transmission Company, of record in Book 4240, Page 667, said Register's Office, which a partial release thereof is of record in Book 6968, Page 25, said Register's Office.
(9) Contract of Easement and furnishing of water of record in Book 3376, Page 239, said Register's Office.
(10) An easement for the purpose of obtaining water from the spring as set out in the Deed from J. C. King and wife, to J. B. Hill, of record in Book 475, Page 547, said Register's Office.
(11) Easement for the flow of the waters of Mill Creek and the rights of the public therein.

(12) All matters shown on the Boundary Plat of Autumn Oaks as of record in Plat Book 6900, Page 786, said Register's Office.
(13) Storm Water Detention Agreement of record in Book 7760, Page 970, said Register's Office.
(14) Easement to United Telephone Company in Instrument No. 20020826-0103047 and in Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.
(15) Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097305, Register's Office for Davidson County, Tennessee.
(16) Taxes for 2015 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by the Grantees.

This is improved (__X__) Unimproved (____) property, known as **208 Scarlet Ridge Court, Brentwood, TN 37027**

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 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/our hand(s) this **15th** day of **January, 2015.**

Glen C. Stephens

Cassandra L. Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Glen C. Stephens and Cassandra L. Stephens,** the within named sellers, 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 at Nashville, Tennessee, this **15th** day of **January, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17