When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

WARRANTY DEED

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/17/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael A. Gordon and Heather E. Gordon, husband and wife	USAA FSB	087010A11700CO
(NAME) 3712 Creston Court	10750 McDermott Fwy (NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142094

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, **RYAN STENBERG, A MARRIED MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL A. GORDON AND HEATHER E. GORDON, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 44 on the Plan of Chesney Glen, Section Four, as shown on plat of record in Plat Book 9700, page 844, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Ryan Stenberg by deed from Ray A. Vaughns, Jr. and wife, Kesha S.L. Vaughns. *an unmarried man Dated October 17, 2008, of record in Instrument No. 20081028-0107666, Register's Office for Davidson County, Tennessee.

Robin Stenberg, spouse of Ryan Stenberg, joins in the execution of this instrument to waive her marital interest, if any, in subject property.

RESTRICTIONS:
This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions for Chesney Glen and the By-Laws appended thereto, of record in Book 10278, page 279, amended in Book 10449, page 215, Book 10449, page 217, Book 10469, page 924, Book 10528, page 73, Book 10640, page 944 and Book 11317, page 674, said Register's Office; easements and setback lines as set forth on the above plan of record.

Unimproved ☐

This is improved ☒ property, known as 3712 Creston Court, Hermitage, TN 37076
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150005688 DEEDWARR
Recvd: 01/23/15 10:11 2 pgs
Fees:13.00 Taxes:649.35
20150123-0006696

Witness our hand this 16th day of January, 2015.

Ryan Stenberg

Robin Stenberg

STATE OF TENNESSEE)
County OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ryan Stenberg and Robin Stenberg, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2015 .

Notary Public
My Commission Expires: 4/19/17

