WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021759 DEEDWARR
Recvd: 03/25/15 11:37 2 pgs
Fees:13.00 Taxes:481.00

20150325-0025611

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/13/15

(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra Lifsey	Reliance First Capital	161-14-0B-202-00-CO
(NAME)	(NAME)	
202 Highland Villa Circle	201 Old Country Road, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **J. Allen Stephens, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sandra Lifsey, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Unit No. 202 of Highland Villa Condominiums, a horizontal property regime established by Master Deed, of record in Book 7278, Page 312, as amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8173, Page 84; Book 8199, Page 149; Book 8765, Page 610 and Book 10871, Page 232, the Plat of which is of record in Book 6200, Page 473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to J. Allen Stephens by Deed from Robert M. Behnke, unmarried, dated 09/14/1994, recorded 09/19/1994 of Record in Book 9469, Page 17, in the Register's Office of Davidson County, Tennessee.

Subject to the following: (1) Declaration of Condominium of Highland Villa Condominiums, and all exhibits attached thereto and recorded of Record in Book 7278, Page 312, and as Amended of record in Book 7374, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232 in the Register's Office of Davidson County, Tennessee, together with amendments thereto(hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant; (2) By-Laws of recorded of Record in Book 7278, Page 312 and as Amended in Book 8090, Page 537,Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268 & 271, Instrument No. 20021118-0142476 and Instrument No. 20081210-0119221; (3) Charter of Homeowner's Association recorded of record in Book 7278, Page 310; Sanitary Sewer and Storm Drainage Easement of recorded of Record in Book 6548, Page 101 and Book 6952, Page 928; Subject to Water Main Easement recorded of Record in Book 8175, Page 774,and drainage facilities easement of record in Book 7913, Page 753; and Subject to all matters shown on the plan of recorded of Record

in Book 6200, Page 473, said in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 202 Highland Villa Circle, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 March, 2015.

Allen Stephens

State of Tennessee
County of Wilson

Personally appeared before me J. Allen Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of March, 2015.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122