WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024748 DEEDWARR
Recvd: 04/06/15 09:42 2 pgs
Fees:13.00 Taxes:647.50
20150406-0029295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Natalie Kay Valdez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TODD GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	US Bank Home Mortgage	
Charles Brett Valdez and Natalie Kay Valdez		
(NAME)	(NAME)	
2104 Blake Dr.	3151 Highlands Pointe Dr.	173-11-0A 022.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **TODD A. DOUTHIT AND MICAH DAILEY DOUTHIT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES BRETT VALDEZ AND NATALIE KAY VALDEZ, 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:

Land in Davidson County, Tennessee, being Lot 36, SECTION 1, STANFORD VILLAGE, as shown on plat of record in Instrument Nos. 20000204-0012060 and 20000204-0012061, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Todd A. Douthit and Micah Dailey Douthit by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, Inc., recorded on the 20th day of July, 2001 in Instrument No. 20010720-0077020, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Instrument Nos. 20000204-0012060 and 20000204-0012061, said Register's Office; and (c) restrictive covenants of record in Book 20000203-0011283, 20000228-0019107, 20000301-0020280 and 20041108-0134204, said Register's Office; (d) Terms and provisions of by-Laws recorded in Instrument No. 20000217-0016311, said Register's Office; (e) Charter of Stanford Village Homeowners Association, Inc. recorded in Instrument No. 20000217-0016310, said Register's Office; (f) Easement for Right-of-Way, recorded in Book 11263, Page 503, Book 2729, Page 637, Book 2740, Page 181, Book 4218, Page 425, Book 4229, Page 43 and Book 2590, Page 545, said Register's Office; (g) Easement for Sanitary Sewer, recorded in Book 9446, Page 794, said Register's Office; (h) Conveyance of common area/open space in Instrument No. 20040422-0045791, said Register's Office.

This is unimproved / improved X property, known as 2104 Blake Dr., Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 3 day of April, 2015.

TODD A. DOUTHIT

MICAH DAILEY DOUTHIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd A. Douthit and Micah Dailey Douthit, the bargainors, 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 3 day of April, 2015.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017