WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/24/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristen DeHaven	Fifth Third Mtg Co. ~~NEW OWNER~~	172-03-0B-086-00-CO
(NAME)	(NAME)	
5841 Woodlands Avenue	5001 Kingsley Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150035768 DEEDWARR
Recvd: 05/08/15 12:22 2 pgs
Fees: 13.00 Taxes: 950.90
20150508-0042374

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, **Deanna L. Scheffel , an unmarried woman, and Suzanne W. Stein , an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristen DeHaven and Noah DeHaven , wife and husband**, 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 in Davidson County, Tennessee, being Lot No. 86, on the plan of The Woodlands, Phase 2, of record in Plan Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deanna L. Scheffel, an unmarried woman and Suzanne W. Stein, an unmarried woman by Quitclaim Deed from Deanna L. Scheffel, Trustee under that certain trust agreement establishing the Deanna L. Scheffel Trust dated July 14, 2005, and Suzanne S. Stein (correctly known as and being the same person as Suzanne W. Stein), Trustee under that certain trust agreement establishing the Suzanne W. Stein Trust, dated March 2, 2005, dated 6/10/2013, recorded 6/17/2013, of record in Instrument No. 20130617-0061419, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of record in Book 7334, Page 109; Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224, and in Book 8643, Page 675, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial

status or national origin.

Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of recorded of record in Book 6710, Page 495, and of record in Book 7091, Page 428, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

All matters set out in document including but not limited to an Easement recorded of record in Book 7917, Page 422, in the Register's Office for Davidson County, Tennessee.

Deeds of Conveyance recorded of record in Book 8541, Page 230, of record in Book 8541, Page 241, and of record inBook 8541, Page 247, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the Homeowner's Association recorded of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association recorded of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.

Taxes for 2015 and subsequent years, a lien not yet due and payable.

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 5841 Woodlands Avenue, 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 our hands this 30th day of April, 2015.

Deanna L. Scheffel

Suzanne W. Stein

State of Tennessee
County of Williamson

Personally appeared before me Deanna L. Scheffel and Suzanne W. Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2015.

Notary Public
My Commission Expires: 8/22/17

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY