WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25700

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(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
Jimmy Ardiansyah	NEW OWNER	114-14-0A-071.00-C
(NAME)	(NAME)	
236 Deer Pointe		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150037925 DEEDWARR
Recvd: 05/15/15 11:50 2 pgs
Fees: 13.00 Taxes: 1128.50
20150515-0044881

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, **Curtis Borntrager and Holly Borntrager , husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jimmy Ardiansyah and Siti Arpah S N Yetty, husband and wife,** , 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 71, Woodland Forest Planned Unit Development, Section 1, as shown on plat of record in Plat Book 6900, Pages 534-536, 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 Curtis Borntrager and Holly Borntrager, husband and wife by Warranty Deed from Nader Karshenas, dated 9/8/2006, recorded 9/14/2006 of record in Instrument No. 20060914-0113954, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

All matters shown on the plat of record in Plat Book 6900, Pages 534-536, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 7207, Page 851, and as amended in Book 7596, Page 684, By-Laws of record in Instrument No. 20040503-0049797, First Amendment to the Bylaws of the Woodland Forest Homeowner's Association, Inc., of record in Instrument No. 20050916-0111744, 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.

Covenants, conditions, easements and restrictions of record in Book 7439, Page 487, and as amended in Book 7596, Page 692, Second Amendment of record in Instrument No. 20050916-0111743, 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.

Easement for Electric Power Lines, of record in Book 787, Page 4, in the Register's Office for 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 236 Deer Pointe, Nashville, TN 37209

(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 14th day of May, 2015.

Curtis Borntrager

Holly Borntrager

State of Tennessee
County of Williamson

Personally appeared before me Curtis Borntrager and Holly Borntrager, 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 14th day of May, 2015.

Notary Public
My Commission Expires: 11/10/17

THOMAS SIDWELL K. MILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF

RETURN TO:
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Brentwood, TN 37027