ADDRESS NEW OWNER:
Hunter Vincent
8225 Canoe Court
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

MAP & PARCEL NOS.:
126150A24200CO

BILL GARRETT, Davidson County
Trans:T20150051876 DEEDWARR
Recvd: 06/29/15 11:18 2 pgs
Fees:13.00 Taxes:965.70
20150629-0062178

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jason Michael Dean, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Hunter Vincent and Elizabeth Blair Walden, joint tenants with rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Being Lot No. 220, as shown on the plan of "Section Five, BOONE TRACE AT BILTMORE," of record in Instrument No. 20000622-0062086, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Jason Michael Dean and wife, Laura Stuart Dean, from NVR, INC., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc., by Warranty Deed recorded on November 30, 2011, in Instrument No. 20011130-0139152, said Register's Office. Jason Michael Dean and Laura Stuart Dean have since divorced, and Laura Stuart Dean conveyed her interest in the subject property to Jason Michael Dean by Quitclaim Deed recorded on July 14, 2004, in Instrument No. 20040714-0083795, said Register's Office.**

This is property with a common address of **8225 Canoe Court, Nashville, TN 37221**.

Stacy Dean, wife of Jason Michael Deal, joins in this Warranty Deed to convey any and all interests she may have in said property including but not limited to any marital interests therein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequest years, said taxes for 2015 being prorated and payment of same being assumed by the Grantee.
(2) All matters appearing on the Plan of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions, and Restrictions of record in Instrument NO. 20010717-0075902, and Restrictions in Book 7265, Page 657, said Register's Office.
(4) Boundary plat of Boone Farm at Biltmore of record in Book 6900, Page 470, said Register's Office.
(5) Easement to Nashville Electric Service in Book 8992, Page 63, said Register's Office.
(6) Charter for Homeowners Association in Book 9607, Page 534, said Register's Office.
(7) Easement and Right of Entry to Viacom of record in Book 9665, Page 420, said Register's Office.
(8) Quitclaim Deed to Homeowners Association for common areas and open space of record in Instrument No. 20011119-0126831, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of June, 2016.

**Jason Michael Dean**

**Stacy Dean**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jason Michael Dean and wife, Stacy Dean,** with whom I am personally acquainted, or who 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 office this **26th** day of **June 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

File No. 1506-121

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $261,000.00.

Affiant

Subscribed and sworn before me this 26th day of June, 2016.

Notary Public
My Commission Expires: 3/25/18

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY