9946
0043

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $204,900.00.

Taylor Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of September, 2015.

Tammy Duncan
NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Clifford Stout and Holly Stout	Peoples Home Equity	08603A00900CO
(NAME)	(NAME)	
133 Summit Run Place	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	

BILL GARRETT, Davidson County
Trans:T20150080572 DEEDWARR
Recvd: 09/22/15 11:03 2 pgs
Fees:13.00 Taxes:758.13
20150922-0096197

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dean C. Ostrander and Virginia Ostrander, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Clifford Stout and Holly Stout, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, Summit Run, Phase One, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 334, 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 Dean C. Ostrander and Virginia Ostrander, husband and wife by deed from Donald O. Riddle, Jr. a married man of record in Instrument No. 20080304-0021579, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 133 Summit Run Place, Hermitage, TN 37076

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as

well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of September, 2015.

Dean C. Ostrander

Virginia Ostrander

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dean C. Ostrander and Virginia Ostrander, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2015.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122