WARRANTY DEED

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURNED TO:
ERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
RENTWOOD, TN 37027

RED BY:

G-VRES-15-694741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2015.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Randy W. Stephenson and Cheryl Stephenson	**NEW OWNER**	
(NAME) 1224 Haber Dr. ~~5510 Country Drive, #41~~	(NAME)	**162-09-0-A-041.00CO**
(ADDRESS) Brentwood, TN 37027 ~~Nashville, TN 37211~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PAULA ANDERSON WOOTEN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RANDY W. STEPHENSON AND CHERYL STEPHENSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 41, Building 7 of Hickory Valley Condominiums, Phase 2, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 4460, Page 133, and Book 4300, page 197, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Paula G. Anderson, a single person by Warranty deed from Samuel J. Tilden Boone and wife, Teresa A. Boone, of record in Book 6394, page 513, Register's Office for Davidson County, Tennessee, dated September 25, 1984 and recorded on October 02, 1984.

Paula G. Anderson having since married and is now known as Paula Anderson Wooten. The above referenced property has never been the principal marital residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- All matters shown on the Plan of record in Plat Book 4460, Page 133, and Book 4300, page 197, Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums of record in Book 4521, Page 574, Book 4659, Page 32, Book 4937, Page 429 and Book 5001, Page 394, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.
- Terms regarding the Hickory Valley Condominiums, Phase 2 Association Fines, of record in Instrument No. 20140613-0051943, Register's Office for Davidson County, Tennessee.
- Easement for Access and Maintenance of record in Book 1412, Page 979, Book 5606, Page 663 and Book 7497, Page 740, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20130517-0050050, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5510 Country Drive, #41 , Nashville, Tennessee 37211**.

BILL GARRETT, Davidson County
Trans:T20150083287 DEEDWARR
Recvd: 09/30/15 14:07 2 pgs
Fees:13.00 Taxes:351.50
20150930-0099453

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 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 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 my/our hand(s) this the 28th DAY OF SEPTEMBER, 2015.

Paula Anderson Wooten

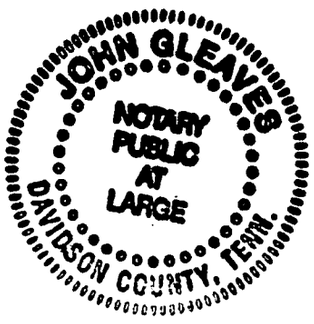
Paula Anderson Wooten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of September, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
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Nashville, TN 37212