(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084636 DEEDWARR
Recvd: 10/05/15 13:57 2 pgs
Fees:13.00 Taxes:962.00
20151005-0101204

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2015.

Notary Public

My commission expires: 04-07-2016
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-07-2016

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason Paul Steffens	Same	**Map 141-06-0-C, Parcel 114.00co**
4120 Kinley Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Enoch T. Sizto, unmarried and Ning Leung Sizto, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Paul Steffens and Jennifer Moorman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 107 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Enoch T. Sizto, unmarried, as to a 50% undivided interest and Ning Leung Sizto, married, as to a 50% undivided interest, as tenants in common with right of survivorship, by Deed from Beazer Homes Corp., a Tennessee corporation, dated November 23, 2009, of record in Instrument No. 20091125-0108267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) All matters as shown on the Plan of record in Instrument No. 20090205-0009854, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Restrictive Covenants of Riverbridge, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396 and Supplemental for Phase 2, Section 1, of record in Instrument No. 20090317-0023975, Register's Office for Davidson County, Tennessee.
(3) By-Laws of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
(4) Charter of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
(5) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Instrument of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
(6) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
(7) Easement for flow of the waters of the Harpeth Rivers and the rights of public therein.
(8) Storm Water Detention Agreement of record in Instrument No. 20021217-0155374 and in Instrument No. 20031106-0163291, Register's Office for Davidson County, Tennessee.
(9) Easement for ingress and egress to cemetery retained in the deed of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.
(10) Agreement for Dedication of Easement for Public Utilities, of record in Instrument No. 20080905-0091117, Register's Office for Davidson County, Tennessee.

(11) Deed of Easement by and between CSX Transportation, Inc., and Beazer Homes Corp., of record in Instrument No. 20090508-0042536, Register's Office for Davidson County, Tennessee.
(12) Conveyance of common area to Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20090317-0023974, Register's Office for Davidson County, Tennessee.

(13) Easement Deed by Court Order In Settlement of Landowner Action to U. S. Sprint Communications Co., of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.
(14) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.

The property conveyed herein is not the usual place of residence of Ning Leung Sizto or his spouse.

This instrument is being executed on behalf of Ning Leung Sizto, pursuant to a Power of Attorney executed by same on the 14th day of September, 2015, of record in Instrument No. 20151005-0101203, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **4120 Kinley Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **25th** day of **September, 2015.**

Enoch T. Sizto

Ning Leung Sizto By Enoch T. Sizto ATTY IN FACT
Ning Leung Sizto By: Enoch T. Sizto, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Enoch T. Sizto,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **September, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Enoch T. Sizto**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Ning Leung Sizto** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Ning Leung Sizto** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Ning Leung Sizto,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **September, 2015.**

My Commission expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Returnto:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067