Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $621,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-[illegible]-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin T. Stevens Alyson Mencio Stevens	Wells Fargo Bank	130010f00100co
(NAME)	(NAME)	
103 A Page Rd.	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Chris Haynes and Melissa Haynes, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin T. Stevens and Alyson Mencio Stevens, husband and wife,** 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 Unit 103 A as shown on Exhibit "B" Master Deed of 103 Page Road Townhomes of record in Instrument No. 20130919-0098652 and amended and restated Declaration of Covenants, Conditions and Restrictions for Unit 103 Page Road Townhomes of record in Instrument No. 20150126-0007473. Unit 103 A and Garage 103 A are located on Lot 1 Minor Subdivision Final Plat Revision of Lots 1 and 2 2nd Revision Plan of Highlands of Belle Meade No. 2 Block "J" of record in Instrument No. 20130822-0088728, register's office for Davidson County, Tennessee, to which plan reference is made for a more comprehensive and binding description.

Being the same property conveyed to Chris Haynes and Melissa R. Haynes, husband and wife, by deed of record in Instrument No. 20130712-0072178 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 103 A Page Rd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150085751 DEEDWARR
Recvd: 10/08/15 08:35 2 pgs
Fees:13.00 Taxes:2299.55
20151008-0102582

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, their heirs and assigns forever; and we do covenant with 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 hands this 30th day of September, 2015.

9-30-15
Chris Haynes

Melissa H. Haynes 9/30/15
Melissa Haynes

State of Tennessee
County of Sumner

Personally appeared before me Chris Haynes and Melissa Haynes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2015.

Notary Public
My Commission Expires: _____

File No.: 9620

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018