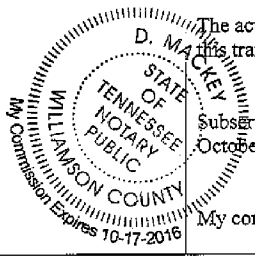
Davidson County DEEDWARR
Recvd: 10/27/15 16:00 2 pgs
Fees:13.00 Taxes:834.72
20151027-0109435

WARRANTY DEED

State of Tennessee
County of Davidson



The actual consideration or value, whichever is greater, for this transfer is $225,600.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

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
William Todd Wilson	Churchill Mtg.	Map 141-07-0-B Parcel 187-00co
917 Springlake Court	761 Old Hickory Blvd	
Nashville, TN 37221	Brentwood, TN 37027	

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,

Ashley Stokes and Jacob Stokes, wife and husband

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

William Todd Wilson

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. 194 on the Plan of Somerset Farms, Section 4, Phase 4, a Planned Unit Development, of record in Plat Book 9700, Page 658, 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 Ashley Stokes and Jacob Stokes, wife and husband by Deed from Thomas Sawicki and wife, Cynthia Sawicki, of record in Instrument No. 20130530-0054508, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 9700, Page 658, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Open Space Dedication Plat for Somerset Farms, of record in Instrument No. 20001204-0118884, Register's Office for Davidson County, Tennessee. 3) Conveyance of Open Space to Somerset Farms Homeowner's Association, Inc. of record in Instrument No. 20001218-0123912, Register's Office for Davidson County, Tennessee. 4) Sign Easement of record in Instrument No. 20070711-0082561, Register's Office for Davidson County, Tennessee. 5) Declaration of Covenants, Conditions and Restrictions of Somerset Farms, of record in Book 8556, Page 11, amended in Book 9383, Page 526, re-recorded in Book 9662, Page 869, and further amended in Book 10190, Page 182, in Book 10410, Page 89, and in Book 11433, page 936, Register's Office for Davidson County, Tennessee. 6) By-Laws of Somerset Farms Homeowners' Association, Inc., of record in Book 8556, Page 25, Register's Office for Davidson County, Tennessee. 7) Charter of Somerset Farms Homeowners' Association, Inc., of record in Book 7382, page 225, amended in Book 7820, page 608, Book 8235, Page 521, and in Book 8584, Page 20, Register's Office for Davidson County, Tennessee. 8) Subject to the matters on the boundary plat of Somerset Farms, of record in Plat Book 7900, Page 327, Register's Office for Davidson County, Tennessee. 9) Easement for drainage as more particularly described in Minute Book 85, page 256, Second Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 3314, page 23, Register's Office for Davidson County, Tennessee. 10) Lack of direct access to Interstate 40 from the premises in question, such right of access having been condemned in Suite No. 58914 in the Second Circuit Court of Davidson County, Tennessee, by decree entered in Minute Book 85, page 256, said Court, a certified copy of which is of record in Book 3314, page 23, Register's Office for Davidson County, Tennessee. 11) Easement retained within deed of record in Book 7349, Page 564, Register's Office for Davidson County, Tennessee. 12) Navigation servitudes and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee, and the Public, over the Harpeth River and its shorelands, extending to the ordinary high-water line thereof and which may be exercised without obligation or compensation to the riparian owners. 13) The rights of upper and lower riparian owners to the free and unobstructed flow of the water of the Harpeth River, which forms a portion of the easterly boundary of premises, without dimunition or pollution. 14) Subject to the 100 year flood plain. 15) Taxes for the current year, which have been prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **917 Springlake 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 **23rd** day of **October, 2015.**

Ashley Stokes

Jacob Stokes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ashley Stokes and Jacob Stokes,** the within named sellers, with whom I am personally acquainted (or 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 Nashville, Tennessee, this **23rd** day of **October, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016