WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150097755 DEEDWARR
Recvd: 11/17/15 13:56 2 pgs
Fees: 13.00 Taxes: 1124.80

20151117-0116614

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stacy Avery	Shelter Lending Services	155 15 0A 105.00
(NAME) 5240 Beech Ridge Road	(NAME) 4000 W. Brown Deer Road Suite E	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brown Deer, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donna W. Tassin, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stacy Avery and Suzanne Avery, husband and wife,**, hereinafter called the GRANTEE(S), their heirs and/or 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. 105, on the plan of Stonemeade, Section II, of record in Plat Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herbert J. Tassin, Jr., and wife, Donna W. Tassin by Warranty Deed from M. Suzanne Hampson and husband, Andrew M. Hampson, dated 03/26/2010, recorded 03/30/2010 of record in Instrument No. 20100330-0023733, in the Register's Office for Davidson County, Tennessee. The said Herbert J. Tassin, Jr. died November 13, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plats of record in Plat Book 6900, Page 799 and Plat Book 7900, Page 525, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7701, Page 290, reaffirmed in Book 8349, Page 43, and amended in Book 8810, Page 840, in the Register's Office for Davidson County, Tennessee.
By-Laws recorded of record in Book 7701, Page 331, in the Register's Office for Davidson County, Tennessee.
Amendment to By-Laws recorded of record in Book 8517, Page 992, in the Register's Office for Davidson County, Tennessee.

Easement for water line of record in Book 7142, Page 460, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Book 7920, Page 728, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5240 Beech Ridge Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 16th day of November, 2015.

Donna W. Tassin

State of Tennessee
County of Williamson

Personally appeared before me Donna W. Tassin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2015.

Notary Public
My Commission Expires: 8/27/19

DONALD R. MARLETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027