WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-30-19

(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Edward Aldridge II	SAME	173 05 0A 135.00
(NAME)	(NAME)	
1700 Red Jacket Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150109027 DEEDWARR
Recvd: 12/28/15 11:53 2 pgs
Fees:13.00 Taxes:525.40
20151228-0129911

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, we, **Gerald T. Lawhorn and Susan R. Lawhorn, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephen Edward Aldridge II and Lisa Marie Aldridge, 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:

All that certain tract or parcel of land located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, described as follows, to-wit:

Being all of Unit No. 135 on the Final Plat, Phase One, Barnes Crossing, according to plat and survey appearing of record in Instrument Number 20050721-0084791, and amended in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Gerald T. Lawhorn and Susan R. Lawhorn, husband and wife, as joint tenants with full rights of survivorship by Warranty Deed dated 03/29/2012 from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument 20120404-0028594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat recorded in Instrument 20050721-0084791, re-recorded in Instrument No. 20050805-0092480; (2) Master Deed of record in Instrument 20050805-0092480, re-recorded in Instrument No. 20050721-0084791; (3) Said Master Deed was amended of record on 11/14/2005 in Instrument 20051114-0136938; (4) Said Master Deed was amended of record on 12/27/2007 in Instrument 200712270147998; (5) Easement of record in Instrument 20050721-0084791; (6) Easement of record in Instrument 20050811-0095171; (7) Charter of record in Instrument No. 20050128-0010427, 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 1700 Red Jacket Drive, Antioch, TN 37013
(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 our hands this 7th day of December, 2015.

Gerald T. Lawhorn

Susan R. Lawhorn

State of Tennessee
County of Rutherford

Personally appeared before me Gerald T. Lawhorn and Susan R. Lawhorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2015.

Notary Public ~~Chris Jackson~~ Sandra S. Jackson
My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129