THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15126097** BILL GARRETT, Davidson County Trans:T20160023035 DEEDWARR Recvd: 03/21/16 15:40 2 pgs Fees:13.00 Taxes:791.80 20160321-0026798	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. David Brian Hook Affiant Subscribed and sworn to before me, this 16th day of March, 2016. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: David Brian Hook 509 Stanford Village Court Antioch TN 37013-4445	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-11-0A-041.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reynold K. Yordy and Donna R. Yordy, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Brian Hook and Lesia Hook, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section One, Stanford Village, of record in Plat at Instrument No. 20000204-0012060, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reynold K. Yordy and Donna R. Yordy by Warranty deed from Beazer Homes Corp., d/b/a Phillips Builders of record in Instrument No. 20000801-0076069 Register's Office for Davidson County, Tennessee, dated July 28, 2000 and recorded on August 01, 2000.

The execution of the instrument is effected by the signature of Reynold K Yordy as Attorney-in-fact for Donna R Yordy, which Power of Attorney is recorded in Instrument No. 20160321-0026797, said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20000204-0012060 and in Instrument Number 20000204-0012061, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000228-0019107, as amended in Instrument Number 20000301-0020280, Instrument Number 20000203-0011283, Instrument Number 20010319-0026310, Instrument Number 20020123-0009420, and Instrument Number 20041108-0134204, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

ByLaws of Stanford Village Homeowner's Association, Inc. of record in Instrument Number 20000217-0016311, in the Register's Office for Davidson County, Tennessee.

Charter of Stanford Village Homeowner's Association, Inc. of record in Instrument Number 20000217-0016310, in the Register's Office for Davidson County, Tennessee.

Deed conveying the common area to Stanford Village Homeowner's Association, Inc. of record in Instrument Number 20040422-0045791, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 11263, Page (s) 503 and 521; Book 9466, Page 794; and Book 2590, Page 545, in the Register's Office for Davidson County, Tennessee.
Right of Way Deed to the Metropolitan Government of record in Book 2379, Page 637 and in Book 2740, Page 181, in the Register's Office for Davidson County, Tennessee.
Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4218, Page 425, partial release of Easement in Book 11208, Page 14, and in Book 4229, Page 43, in the Register's Office for Davidson County, Tennessee.
Agreement for use of property for flood plan calculations of record in Book 11493, Page 254, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20000801-0076069 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 509 Stanford Village Court Antioch TN 37013-4445

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2016.

Reynold K. Yordy

Donna R. Yordy by Reynold K Yordy
as Attorney in fact as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Reynold K Yordy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Reynold K. Yordy,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Donna R Yordy,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of March, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES March 25, 2018