WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160034586 DEEDWARR
Recvd: 04/27/16 09:54 2 pgs
Fees: 13.00 Taxes: 1369.00
20160427-0040886

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(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
Robert Bryan Ratliff	new owner	172 10 0B 100.00
(NAME)	(NAME)	
6608 Christiansted Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, we, **John David Stuart and Kate Frances Zabbia Stuart, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert Bryan Ratliff and Jayna Marie Ratliff, husband and wife as joint tenants**, 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 located in Davidson County, Tennessee, being all of Lot 100 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1, of record in Plat Instrument no. 200002150015150, as revised in Instrument No. 20010209-0012852, 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 John David Stuart and Kate Frances Zabbia Stuart, husband and wife by Warranty Deed from Christopher C. Phillips and wife, Erin L. Phillips, dated 07/31/2008, recorded 08/01/2008 of record in Instrument No. 20080801-0079507, in the Register's Office for Davidson County, Tennessee.

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 plat of record in Plat Instrument No. 200002150015150, as revised in Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee.
Easement contained in Storm Water Detention Agreement of record in Book 11628, Page 8, in the Register's Office for Davidson County, Tennessee.
Charter of Christiansted Valley Homeowners Association, Inc., recorded of record in Instrument No. 19991221030556l, in the Register's Office for Davidson County, Tennessee.
Amendment One Architectural Design Standards for Christiansted Valley recorded of record in Instrument No. 200007280074515, 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 6608 Christiansted Lane, Nashville, TN 37211
(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 April, 2016.

John David Stuart

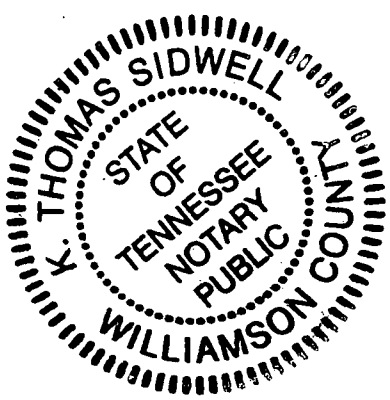
Kate Frances Zabbia Stuart

State of Tennessee
County of Williamson

Personally appeared before me John David Stuart and Kate Frances Zabbia Stuart, 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 April, 2016.

Notary Public
My Commission Expires: 11/15/17



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