THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047225** BILL GARRETT, Davidson County Trans:T20160046718 DEEDWARR Recvd: 06/02/16 15:53 2 pgs Fees:13.00 Taxes:699.30 20160602-0055873	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $189,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2016. Notary Public My Commission Expires: 9-19-18 ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Steven Coles 3904 Stephens Ridge Way Antioch TN 37013-4582	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-16-0A-221.00 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, **Jane Frasier Bauer, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Coles**,("Grantees"), its 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 194, PHASE 3, SECTION 2, HIDDEN CREEK, as shown on plat of record in Instrument No. 20050714-0081683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jane Frasier Bauer, unmarried by Warranty Deed from Jeremy Shotwell and wife, Stacy J. Shotwell, recorded on the 2nd day of July, 2013 in Instrument No. 20130702-0068202, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, SECTION 2, HIDDEN CREEK, as recorded in Instrument No. 20050714-0081683.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument Nos. 20020514-0059176, 20030313-0033781, 20050308-0025065, 20090908-0084135, 20050930-0117904 and 20060828-0105538.

Charter of Hidden Creek Homeowners Association, Inc. recorded at Instrument Nos. 20030303-0027388, 20081230-0123265.

Easement for Ingress and Egress, recorded in Book 5460, Page 992, Book 10348, Page 367 and Book 10348, Page 374.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Instrument No. 20020510-0058111.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020320-0034487.

This is improved property located at 3904 Stephens Ridge Way Antioch TN 37013-4582

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 20th day of May, 2016.

Jane Frasier Bauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 20th day of May, 2016.

Nathan L. Powers
Notary Public

my commission expires:
02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY