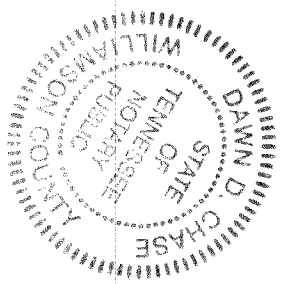
Davidson County	DEEDWARR
Recvd: 06/13/16 14:40	3 pgs
Fees:18.00 Taxes:1528.10	
20160613-0059672	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$413,000.00**.

Tori Chase
Affiant

Subscribed and sworn to before me, this 9th day of June, 2016.

Notary Public

My commission expires: 3/6/18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 104, Brentwood, TN 37027

162420

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dustie Dee Maguire	**Renasant Bank**	**171-08-0A-067-00-CO**
5621 Cottonport Drive	**2001 Park Place North, Ste. 650**	
Brentwood, TN 37027	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Gregory M. Stephenson and Jennifer P. Stephenson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dustie Dee Maguire, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Cottonport Plantation, Phase III of record in Plat Book 6900, Page 951, 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 Gregory M. Stephenson and Jennifer P. Stephenson, husband and wife by Warranty deed from Edward A. Hadley, unmarried of record in Instrument No. 20140627-0056445 Register's Office for Davidson County, Tennessee, dated June 24, 2014 and recorded on June 27, 2014.

This is improved property known as **5621 Cottonport Drive, Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 6900, Page 951, All matters shown on the Boundary Plat of record in Plat Book 6900, Page 529, Declaration of Covenants, Conditions and Restrictions in Book 7637, Page 925, as amended in Book 8313, Page 932, and the By-Laws appended thereto in Book 7637, Page 966, amended in Book 10775, Page 37, Restrictions and Covenants of record in Book 7430, Page 784, and amended in Book 7565, Page 57, Book 7824, Page 254, Book 7897, Page 576 and Book 7897, Page 578, Charter for Cottonport Plantation Homeowners Association of record in Book 7621, Page 600, and amended in Book 7981, Page 971, Deed(s) of Conveyance of record in Book 8486, Page 332 and Book 8486, Page 336, Book 9698, Page 71, Book 9698, Page 76, Book 9698, Page 116 and Book 9698, Page 120, Storm water Detention Agreement of record in Book 7350, Page 137, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of June, 2016.

Gregory M. Stephenson

Jennifer P. Stephenson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gregory M. Stephenson and Jennifer P. Stephenson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of June, 2016.

Notary Public
My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 160132 8119 Isabella Lane, Ste 104 Brentwood, TN 37027

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith