WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160057848 DEEDWARR
Recvd: 07/07/16 11:04 2 pgs
Fees: 13.00 Taxes: 1128.50
20160707-0069549

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Boris Budik	NEW OWNER	181-10-0A-167.00-CO
(NAME)	(NAME)	
6936 Scarlet Ridge Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, I, **Fred R. Bryant, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Boris Budik and Bella Budik, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 421 on the plan of Final Plat Phase Four Autumn Oaks Subdivision, as shown on plat of record in Instrument Number 20020523-0062993, as corrected by Surveyor's Correction of record in Instrument Number 20030110-0004644, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Fred R. Bryant, an unmarried man by Quitclaim Deed from Fred R. Bryant, an unmarried man and Allyson T. Bryant, an unmarried woman, who acquired title as husband and wife, dated 03/19/2013, of record in Instrument Number 20130426-0041449, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Instrument Number 20020523-0062993 and Surveyor's Correction of record in Instrument Number 20030110-0004644, in the Register's Office for Davidson County, Tennessee.

All matters shown in the Boundary Plat of Autumn Oaks, of record in Plat Book 6900, Page 786, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record as Instrument No. 20010912-0099443 and amended in Instrument No. 20030513-0064238 and Instrument Number 20101206-0096935, Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 6704, Page 397 and amended in Book 6704, Page 405 and Book 6968, Page 30, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage of record in Book 9343, Page 196, Book 9343, Page 199and Book 11217, Page 799, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7760, Page 970, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 7515, Page 298, in the Register's Office for Davidson County, Tennessee.

Right of Way Agreement of record in Book 4240, Page 667 and in Book 2245, Page 271, in the Register's Office for Davidson County, Tennessee.

Partial Release of Right of Way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.

Contract of Easement and Furnishing of Water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.

Resolution by the Autumn Oaks HOA Board of Directors recorded in Instrument Number 20100414-0028160, in the Register's Office for Davidson County, Tennessee.

Charter of Autumn Oaks Homeowners Association, Inc., recorded in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.

Notice of Acceptance of Public Infrastructure recorded in Instrument Number 20101207-0097329, in the Register's Office for Davidson County, Tennessee.

Right of Ingress and Egress of record in Deed Book 261, Page 284, 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 6936 Scarlet Ridge Drive, Brentwood, TN 37027
(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), 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), 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 my hand this 30th day of June, 2016.

Fred R. Bryant

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public
My Commission Expires: 8/20/17

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

