THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16078386**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $439,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2016. Notary Public My Commission Expires: 8-4-2020

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160079675 DEEDWARR
Recvd: 09/12/16 12:33 2 pgs
Fees:13.00 Taxes:1624.30
20160912-0095598

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Guy Hamar and Mukda Hamar 6232 Banbury Station Brentwood TN 37027-8234	SAME	Tax Parcel ID No. 172-09-0A-008.00-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, **Edward W. Stephenson and Sarah C. Stephenson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guy Hamar and Mukda Hamar, 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. 8 on the Plan of Final Plat, Banbury Crossing, Third Revision of Section One of record in Plat Book 9700, Page(s) 536 and 537, and Boundary Plat of Recorded in Book 9700, Page 549 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 Edward W. Stephenson and Sarah C. Stephenson, husband and wife by Warranty deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record in Book 10825, page 855, Register's Office for Davidson County, Tennessee, dated February 27, 1998 and recorded on March 06, 1998. (

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 in Plat Book 9700, Page (s) 536, 537 and 549, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10369, Page 48 with Supplementary Declaration of Restrictive Covenants recorded in Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, 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.

By-Laws of Banbury Crossing Homeowners Association, Inc. of record in Instrument Number 2002061
0-0070239, in the Register's Office for Davidson County, Tennessee.

Charter of Banbury Homeowners Association, Inc. of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easements of record in Book 1174, Page 153, Book 2438, Page 392 and Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6232 Banbury Station Brentwood TN 37027-8234

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 8th day of September, 2016.

Edward W. Stephenson Sarah C. Stephenson

Edward W. Stephenson Sarah C. Stephenson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward W. Stephenson and Sarah C. Stephenson, 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 8th day of September, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

