THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160093953 DEEDWARR
Recvd: 10/25/16 08:55 2 pgs
Fees:13.00 Taxes:654.90
20161025-0112510

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amy J. Ziliak 908 Spence Enclave Court Nashville, Tennessee 37210	new owner	094-16-0E087.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CHRISTY STEPHAN, UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **AMY J. ZILIAK, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 87 on the Plan of Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christy Stephan, an unmarried woman, by Warranty Deed from R.J. York Homes, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20120409-0030117, recorded April 9, 2012 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **908 Spence Enclave Court, Nashville, Tennessee 37210** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness my hand this **21st** day of **October**, **2016**:

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN ★★★, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

★★★

Instrument Number 200611150141672, as amended in Instrument No. 200611170142842, Instrument No. 200612130153595, Instrument No. 200802220017508, Instrument No. 200804230041404, Instrument No. 200805070047102, Instrument No. 201004270031915, and Instrument No. 201211160105801, Register's Office for Davidson County, Tennessee

Christy Stephan

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 **CHRISTY STEPHAN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of October, 2016.

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $177,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2016:

Notary Public

My Commission Expires: 12/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON