RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35394

SEND TAX BILLS TO:
SWBC Mortgage Co
9311 San Pedro #100
San Antonio, TX 78216

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20170004478 DEEDWARR
Recvd: 01/17/17 15:51 2 pgs
Fees:13.00 Taxes:1114.63
20170117-0005047

ADDRESS NEW OWENR AS:
John P. Ross
6872 Scarlet Ridge Drive
Brentwood, TN 37027

Map 181-10
Group 0A
Parcel 064.00

THIS DEED OF CONVEYANCE, executed and delivered by **RYAN L. KINZIE**, married, hereinafter called the Grantor, to **JOHN P. ROSS**, an unmarried man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Autumn Oaks, Phase two, of record in Plat Book 11700, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

RESTRICTIONS: The above described property is subject to the following:
1) Restrictions of record in Instrument NO. 20010912-0099443, and amended in Instrument No. 20030513-0064238, Instrument No. 20100414-002160 and Instrument No. 20101206-0096935;
2) Storm Water Detention Agreement of record in Book 7760, page 970;
3) Sewer and Drainage Easements of record in Book 7515, page 298, Book 9343, page 196 and Book 9343, page 199;
4) Graveyard Ingress and Egress of record in Book 261, page 284, and Book 6704, page 397;
5) Right of Way Agreement & Easement to Gulf Interstate Gas Company of record in Book 2245, Page 271;
6) Water Easement of record in Book 3376, Page 239, and Book 475, page 547;
7) PUD Boundary Plat of record in Book 6900, page 786;
8) Charter for Homeowners Association of record in Instrument no. 20010912-0099442;
9) Restrictions of record in Book 6968, page 30, Book 6704, page 397, Book 6704, page 405;
10) ByLaws of record in Instrument No. 20010912-0099443;
11) Subject to the rights of others in an to common areas/elements;
12) Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed;
13) Subject to the rise and flow of Mill Creek and/or any stream across the subject property;
14) Any and all visible easements lying on or across the property;
15) Easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Final Plat of Autumn Oaks, Phase two, of record in Plat Book 11700, pages 64 and 65; all of the above being recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan L. Kinzie, by Warranty Deed, from Armando Boyzo and wife, Maria Mercedes Boyzo, of record in Instrument No. 20111101-0084801 and Instrument No. 20111101-0084800, dated October 28, 2011, recorded November 4, 2011, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Megan Kinzie, spouse of Ryan L. Kinzie, joins in this conveyance for the sole purpose of conveying, without warranties of title, any right, title and interest she may have in and to the property described herein, marital or otherwise.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 10th day of January, ~~2016~~ 2017.

RYAN L. KINZIE

MEGAN KINZIE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan L. Kinzie** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 10th day of January, ~~2016~~ 2017 and.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Megan Kinzie** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 10th day of January, ~~2016~~ 2017 and.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$301,250.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 10th day of January, ~~2016~~ 2017.

My Commission Expires:_____ NOTARY PUBLIC/Register

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON My Comm. Expires Dec 23, 2018