WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Stephanek	NEW OWNER	064-12-0C-218.00-CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
218 Lexington Way		Trans: T20170009804 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 02/02/17 09:32 2 pgs
Hermitage, TN 37076		Fees: 13.00 Taxes: 891.33
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170202-0011126

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, we, **Bobby C. Gaines Jr. and wife, Ginger M. Gaines and Camille Gaines, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James W. Stephanek and Manivone Stephanek, 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. 218, on the Plan of Phase Two Lexington, A Planned Unit Development, of record in Plat Book 6250, Page 340-341, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby C. Gaines, Jr., and wife Ginger Gaines, and Camille Gaines, unmarried by Quitclaim Deed from Wendy Locke, Trustee, dated 12/31/2007 recorded 01/04/2008, of record in Instrument No. 20080104-0001075, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Bobby C. Gaines, Jr., and wife, Ginger Gaines by Deed from Linda Hughes, nka Linda Hughes McBride, dated 02/12/2007 recorded 02/14/2007, of record in Instrument No. 20070214-0018954, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6250, Pages 340-341; Covenants, conditions, easements and restrictions of record in Book 6691, Page 541, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Book 6503, Page 1, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. By-Laws of Lexington

Homeowners Association, Inc., Articles I of record in Book 6503, Page 20, By-Laws of record in Instrument No. 20070921-0112964; Charter of Lexington Homeowners Association of record in Book 6620, Page 128, and; Articles of Amendment to the Charter of record in Book 8204, Page 354, 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 218 Lexington Way, Hermitage, TN 37076
(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 our hands this 31st day of January, 2017.

Bobby C. Gaines Jr.

Ginger M. Gaines

Camille Gaines

State of Tennessee
County of Wilson

Personally appeared before me Bobby C. Gaines Jr., Ginger M. Gaines, and Camille Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122