BILL GARRETT, Davidson County
Trans:T20170074124 DEEDWARR
Recvd: 08/25/17 08:38 2 pgs
Fees:13.00 Taxes:823.25
20170825-0087328

WARRANTY DEED

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 $222,500.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Daniel C. Stephen 302 Summit Ridge Circle Nashville, TN 37215	Daniel Stephen 7336 River Bend Rd. Nashville, TN 37221	131-05-0B302.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Roger Scott Waynick Jr., unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel C. Stephen and Nancy L. Stephen, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. 302, on the plan of Four Seasons Condominium, created under Title No. 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, according to the Master Deed of record in Book 6841, page 349, and as amended in Book 6847, page 122, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 5050, page 30, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Roger Scott Waynick, Jr. by Warranty deed from Allen Brown Ledbetter and Christina Wyckoff Ledbetter, husband and wife of record in Instrument No. 20150515-0044897 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 15, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 302 Summit Ridge Circle, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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/our hand(s) this 18th day of August, 2017.

Roger Scott Waynick Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Roger Scott Waynick Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of August, 2017.

Notary Public

My Commission Expires: 1/6/2020

