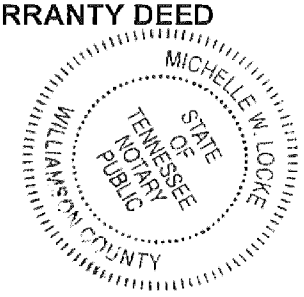
Davidson County	DEEDWARR
Recvd: 08/31/17 15:09	3 pgs
Fees:18.00 Taxes:851.00	
20170831-0089815	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Jasmine Dary
Affiant

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

Michelle W Locke
Notary Public

MY COMMISSION EXPIRES: 10/2/17

(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
Jasmine Dary	Highlands Residential Mtg	058090A281.00
(NAME)	(NAME)	
2625 Jordan Ridge Drive	12001 N. Central Expressway Ste 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Judy Toy, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jasmine Dary and Nathaniel Dary, wife and husband**, 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 all of Lot 281, on the Plan of Jordan Ridge at Eaton's Creek (erroneously shown as Jordan's Ridge at Eaton's Creek in deed), Phase 11, A Cluster Lot Planned Unit Development formerly Creekside Trails, of record in Plat Instrument No 201001260006479, 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 Judy Toy, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 02/15/2012, recorded 03/01/2012 of record in Instrument No. 20120301-0017889, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No 201001260006479, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20000915-0092002,; (3) Fourth Amendment of record in Instrument No. 20061120-0143523; (5) Supplemental Amendment of record in Instrument No. 20011025-0117168, First Supplemental of record in Instrument No. 20070905-0106402; (6) Second Supplemental Amendment of record in Instrument No. 20020828-0103983, Instrument No. 20110216-0013313; (7) Third Supplemental Amendment of record in Instrument No. 20041229-0153372,; (8) Assignment and Assumption of record in Instrument No. 20041229-0153373, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (9) Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee; (10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee; (11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20080128-0008719, in the Register's Office for Davidson County, Tennessee; (12) Easement contained in Warranty Deed of record in Instrument No.

20041229-0153374, in the Register's Office for Davidson County, Tennessee; (13) Stormwater Detention Agreement of record in Instrument No. 20001011-0100954, Instrument No. 20031010-0150887, Instrument No. 20060126-0009689, Instrument No. 20070112-0005338, in the Register's Office for Davidson County, Tennessee; (14) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080128-0008551, in the Register's Office for Davidson County, Tennessee; (15) Amendment to By-Laws of Eaton's Creek Park Homeowners Association of record in Instrument No. 20141218-0115782, in the Register's Office for Davidson County, Tennessee; (16) Boundary Plat of record in Instrument No. 200004260041282, in the Register's Office for Davidson County, Tennessee; (17) Declaration of Covenants, Conditions and Restrictions for Jordan Ridge at Easton's Creek Homeowners Association Inc., of record in Instrument No. 20061120-0143524, in the Register's Office for Davidson County, Tennessee; and (18) Charter of Eaton's Creek Park Homeowners Association of record in Instrument No. 20011126-0128291, 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 2625 Jordan Ridge Drive, Nashville, TN 37218
(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 my hand this 31 day of August, 2017.

Judy Toy

State of Tennessee
County of Wilson

Personally appeared before me Judy Toy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

Notary Public Tracey Trumphour - MJ
My Commission Expires: 11/17/19

MICHAEL A. WRATHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

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

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY