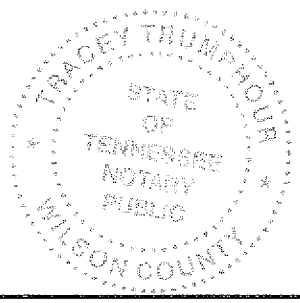
Bill Garrett Davidson County
Batch# 19138 DEEDWARR
10/30/2017 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $991.23
20171030-0110677

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(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
Ashley E. Stevens	Homeside Financial, LLC	075-12-OB-094.00
(NAME)	(NAME)	
412 Jameswood Court	5950 Symphony Woods Road, S-312	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Columbia, MD 21044	
(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, **Brooke A. Thrasher and Aaron T. Thrasher, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashley E. Stevens and Matthew C. Stevens, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 28, on the Plan of Phase Two-Section Five, Brookside Woods, a Planned Unit Development of record in Plat Instrument No. 20011011-0110735, 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 Brooke A. Thrasher and husband, Aaron T. Thrasher by Warranty Deed from Chad M. Jackson and wife, Deneshia S. Jackson dated 09/27/2012, recorded 10/04/2012, of record in Instrument No. 20121004-0090723, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 20011011-0110735, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements, restrictions, and by-laws of record in Book 10444, Page 213, Amendment to Declaration of record in Book 11103, Page 156 and First Amendment to Declaration of record in Book 11453, Page 900, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Utility Easement of record in Book 5609, Page 627, in the Register's Office for Davidson County, Tennessee; (4) Charter contained in Articles of Incorporation of Brookside Woods Homeowners Association of record in Book 10451, Page 506, in the Register's Office for Davidson County, Tennessee; (5) Quitclaim Deed to The Homeowner's Association of record in Book 11450, Page 112, in the Register's Office for Davidson County, Tennessee; and (5) Easement for the flow of Stoners Creek, as much as thereon may flow, from time to time.

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 412 Jameswood Court, 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), their heirs and/or 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), their heirs and/or 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 27 day of Oct, 2017.

Brooke A. Thrasher

Aaron T. Thrasher

State of Tennessee
County of Wilson

Personally appeared before me Brooke A. Thrasher and Aaron T. Thrasher, 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 27th day of October, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

