Bill Garrett Davidson County
Batch# 20909 DEEDWARR
11/01/2017 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20171101-0112117

WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

M-CPP-17-6004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/25/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Bobbitt French and Kathryn Renee French	NEW OWNER(S)	
(NAME)	(NAME)	**171-12-0A-033.00-CO**
6004 Ridge Farm Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **ALICE FAYE STEPP, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL BOBBITT FRENCH AND KATHRYN RENEE FRENCH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *husband and wife as joint tenants with full rights of survivorship.

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Two, Addition to Brelan Park at Saddlewood of record in Plat Book 7900, Page 963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Darrell Stepp and wife, Alice Faye Stepp by Warranty deed from Phillips Builders, Inc. of record in Book 9878, page 747, Register's Office for Davidson County, Tennessee, dated November 30, 1995 and recorded on December 05, 1995.

THE SAID JAMES DARRELL STEPP HAVING SINCE DIED ON OCTOBER 11, 2013.

This conveyance is subject to:
- Taxes for the year 2017 a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 7900, Page 963, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8891, Page 850; supplemented in Book 9462, Page 398; amended and restated in Book 9480, Page 387 and Book 9670, Page 494, Register's Office for Davidson County, Tennessee.
- Charter of Brelan Park at Saddlewood Homeowner's Association of record in Book 9462, Page 547, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Brelan Park at Saddlewood of record in Book 8891, Page 869, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas of record in Book 10370, Page 281, in the Register's Office for Davidson County, Tennessee.
- Codes Administration Agreement of record in Book 6012, Page 981, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9401, Page 827, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 7883, Page 311, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9401, Page 832, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Book 8886, Page 794 and Book 8886, Page 793, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9878, Page 747, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6004 Ridge Farm Place, Brentwood, Tennessee 37027**.

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 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 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 the 30th DAY OF OCTOBER, 2017.

Alice Faye Stepp

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE FAYE STEPP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY