BILL GARRETT, Davidson County
Trans: T20110038818 DEEDWARR
Recvd: 06/29/11 09:59 2 pgs
Fees: 13.00 Taxes: 1572.50
20110629-0049569

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donte Cleaves and Kuiana Cleaves	Same	05909000300
(NAME)	(NAME)	
105 Stoddard Street		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert L. Stevens and Victoria M. Stevens, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donte Cleaves and Kuiana Cleaves, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 13th Civil District of Davidson County, Tennessee, said land being a part of the Lyle Tract and further identified as being Tract #1, described as follows:

BEGINNING at an iron pin, said pin being the northwest corner of Tract #2 and on the ROW line of Tucker Road and running on a curved line having a radius of 869 feet said ROW line of Tucker Road 154.1 feet to an iron pin; thence, north 16 deg. 50' east along said Tucker Road ROW line 40.9 feet to an iron pin; thence, around a curve having a radius of 25', 39.27 feet to an iron pin in the south ROW line of Kings Lane; thence, along said ROW line north 73 deg. 10' east 102 feet to an iron pin; thence, south 16 deg. 12' east 250 feet to an iron pin, being the northeast corner of Tract #2; thence westerly 141.8 feet to the point of beginning.

BEING the same property conveyed to Robert L. Stevens and wife, Victoria M. Stevens, by Warranty Deed from Thomas V. Hollis, Elvis A. Bogle, Ernest G. Anderson, and Fred C. Shadowens local Trustee for the Church of God of Prophecy, at Nashville, TN, dated April 11, 1978 and recorded April 19, 1978 at Book 5275, page 312, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3123 Kings Lane, Nashville, TN 37218

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

RLS / VMS

are lawfully seized and possessed of said land in fee simple, has 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 our hands this 28th day of **June, 2011**

Robert L. Stevens

Robert L. Stevens

Victoria M. Stevens

Victoria M. Stevens

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Robert L. Stevens and Victoria M. Stevens**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of **June, 2011**

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013