BILL GARRETT, Davidson County
Trans:T20130058191 DEEDWARR
Recvd: 07/09/13 10:12 2 pgs
Fees:13.00 Taxes:865.80
20130709-0070740

WARRANTY DEED

SONYA M. BRANHAM
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th **day of July, 2013**

Notary Public

MY COMMISSION EXPIRES: 9-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felipe V. Pereira	First Community Mortgage	098 05 0A 020.00CO
(NAME) 809 Hallstone Ct.	(NAME) 275 Robert Rose Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, TN 37129	
(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, **Todd A. Stevens and wife, Erin M. Stevens**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Felipe V. Pereira and Candi Melton Pereira, husband and wife**, hereinafter called the Grantee, his heirs and 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 Lot No. 45 on the Plan of Resubdivision Lot 45 & Open Space Section One, Hampton Hall of record in Plat Book 11190, Page 73, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Todd A. Stevens and wife, Erin M. Stevens by Warranty Deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation dated October 11, 2000, of record in Instrument No. 20001011-0101184, 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 809 Hallstone Ct., Hermitage, TN 37076

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, his heirs and assigns forever; and we do covenant with the said Grantee that we 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 Grantee, his 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 3 day of July, 2013

Todd A. Stevens

Todd A. Stevens

Erin M. Stevens

Erin M. Stevens

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Todd A. Stevens and Erin 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 she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of July, 2013

Notary Public

My commission expires

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014