BILL GARRETT, Davidson County
Trans:T20130058411 DEEDWARR
Recvd: 07/09/13 14:15 3 pgs
Fees:18.00 Taxes:647.50
20130709-0070976

This Instrument Prepared By:
R. Whitney Stevens, Jr., Attorney At Law
104 S. Elk Ave., Fayetteville, TN 37334
No Title Search or Certification Made
or Requested.

KATHERINE ASHLEY STEVENS COLEMAN)
f/k/a KATHERINE ASHLEY STEVENS,)
ET CONJ.)
)
DEED TO:)
)
R. WHITNEY STEVENS, JR.)

OWNER(S):
Mr. R. Whitney Stevens, Jr.
P. O. Box 428
Fayetteville, TN 37334
(Is/Are Responsible For Property Taxes)

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 ($175,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, WE, the undersigned KATHERINE ASHLEY STEVENS COLEMAN (f/k/a KATHERINE ASHLEY STEVENS) AND HUSBAND, JASON R. COLEMAN, have bargained and sold and do hereby transfer and convey unto R. WHITNEY STEVENS, JR., a married person, the following described real estate lying and being in Davidson County, Tennessee, bounded and described as follows:

BEING Lot No. **209** on the Plan of Huntington Park, of record in Book 4175, page 108, Register's Office of Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

And being the same real estate conveyed unto Katherine Ashley Stevens by deed of Ray E. Gibson and wife, Lucille Gibson, dated October 12, 2001 and recorded in the Register's Office of

R. WHITNEY STEVENS, JR.
ATTORNEY AT LAW
POST OFFICE BOX 428
FAYETTEVILLE, TN
37334

Davidson County, Tennessee in **Instrument Number 20011018-0113470,** to which deed reference is here had for particulars. No new survey made; description taken from prior deed.

TAX I.D. – Map161-06-0, Parcel 128.00.

TO HAVE AND TO HOLD said above described real estate unto the said R. Whitney Stevens, Jr., and unto his heirs and assigns forever.

WE COVENANT with the said Grantee, that we are lawfully seized and possessed of the above described real estate, have a good and perfect right to sell and convey the same, and that the same is free, clear and unencumbered, except for the lien for the 2013 taxes, which are to be pro-rated as of date of closing, except for certain restrictive protective covenants and restrictions of record in said Register's Office in Book 4393, page 383, and except for any easements and rights of way for roadways and utilities.

WE FURTHER COVENANT with the said Grantees, and hereby bind ourselves, our heirs and personal representatives to forever warrant and defend the title to the real estate herein conveyed against the lawful claims and demands of all persons whomsoever, save and except as hereinabove stated.

IN TESTIMONY OF ALL WHICH we have hereunto set our hands, this the 5 day of July, 2013.

Katherine Ashley Stevens Coleman
f/k/a Katherine Ashley Stevens

Jason R. Coleman

STATE OF TENNESSEE
COUNTY OF LINCOLN

Personally appeared before me, a Notary Public in and for said State and County, Katherine Ashley Stevens Coleman fka Katherine Ashley Stevens, and husband, Jason R. Coleman, the within named bargainors, 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 the purposes therein contained.

Witness my hand and official seal at Fayetteville, Tennessee, this the 5 day of July, 2013.

Bettye Quick
Notary Public

My commission expires:



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 8th day of July, 2013.

Bettye Quick
Notary Public

My commission expires:

