BILL GARRETT, Davidson County
Trans: T20140058085 DEEDWARR
Recvd: 08/08/14 09:24 2 pgs
Fees: 13.00 Taxes: 423.65

20140808-0071454

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MN1093

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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 R. Claiborne	Movement Mortgage, LLC	095050B08800CO
(NAME)	(NAME)	
2120 Lebanon Pike, Apartment 96	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Virginia Beach, VA 23452	
(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, **Chris Stevenson, unmarried and Tabitha L. Stevenson, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ashley R. Claiborne, an unmarried woman**, 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 Unit No. 96, on the plan of Easthaven Townhomes, a Planned Unit Development, filed as Exhibit "A-2", to and established by the Declaration of record in Instrument 200108060083543, as amended in Instrument 200304250055753 and Instrument 200207090082357, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Chris Stevenson and Tabitha L. Stevenson, husband and wife by Warranty Deed dated 03/16/2004 from R. J. York Homes, LLC of record in Instrument 200403230032648, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200108060083543, as amended in Instrument 200304250055753 and Instrument 200207090082357, said Register's Office.
Grant of Transmission Line Easement of record in Book 1163, Page 638 and Book 1207, Page 513, said Register's Office.
Deed of Easement of record in Instrument 200310070147962, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Instrument 200403190031672, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200108060083542 and Instrument 200207090082356, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 2120 Lebanon Pike, Apartment 96, Nashville, TN 37210
(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 31st day of July, 2014.

Chris Stevenson

Tabitha L. Stevenson
by Chris Stevenson, her attorney-in-fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Stevenson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of July, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 31st day of July, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Chris Stevenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Tabitha L. Stevenson, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20140808-0071453, Register's Office of Davidson County, Tennessee.

Witness My hand and Official Seal this 31st Day of July, 2014.

My Commission Expires: 8.14.17

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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