Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Christina Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF May, 2016.

Emily Betts
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry D. Oliver and Mary S. Oliver	New owner	
(NAME)	(NAME)	
4509 Raccoon Trail		Map 87-1 Parcel 14
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MICHAEL W. STEVENS, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KERRY D. OLIVER AND MARY S. OLIVER, 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 Davidson County, Tennessee, being Lot No. 96 on the Plan of New Hope Meadows Phase II, of record in Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael W. Stevens and Shirley A. Stevens, husband and wife by deed from Karl D. Harnack and wife, Linda C. Harnack, dated July 15, 2002, of record in Instrument No. 20020930-0118614, Register's Office for Davidson County, Tennessee. Shirley A. Stevens has since died, vesting title solely in Michael W. Stevens as the surviving tenant by the entirety. Michael W. Stevens has since re-married. Cheryl Stevens joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 6900, Page 724, said Register's Office; restrictive covenants of record in Book 7557, Page 377, Book 7567, Page 103, Book 7688, Page 804, and Instrument No. 20030106-0001977, said Register's Office; and Charter of record in Book 7525, Page 935, said Register's Office.

unimproved _
This is improved x property, known as 4509 Raccoon Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160041647 DEEDWARR
Recvd: 05/18/16 10:35 2 pgs
Fees:13.00 Taxes:1036.00
20160518-0049542

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 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 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 my hand this 13 day of May, 2016

MICHAEL W. STEVENS

CHERYL STEVENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Stevens and Cheryl Stevens, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of May, 2016.

Notary Public

JAMIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019