This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 173040A15300CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Blair D. Stephens
4921 Alexis Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Home Mortgage of America Inc
1800 International Park Drive
Suite 100
Birmingham, AL 35243

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TIFFANY MINOR AND ULYSSES MINOR** "Grantors" have this day bargained and sold and do hereby transfer and convey unto **BLAIR D. STEPHENS, SINGLE WOMAN** "Grantee", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 153 on the Plan of Oak Highlands, Section One, a Planned Unit Development, as of record in Plat Book 6900, pages 432-435, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Tiffany Minor and husband Ulysses Minor, by Warranty Deed from Kevin Lee King, an unmarried man, dated June 22, 2004, appearing of record in Instrument No. 20040630-0077707, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Quit Deed for Common Areas of record in Book 7473, page 697 in the Register's Office of Davidson County, Tennessee.; Subject to all matters shown on the Plan of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee.; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001002-0097139 in the Register's Office of Davidson County, Tennessee.; Charter of Oak Highlands Homeowners' Association of record in Book 7337, page 529, amended in Book 8765, page 100 in the Register's Office of Davidson County, Tennessee.; By Laws of Oak Highlands Homeowners Association of record in Book 8765, page 90 in the Register's Office of Davidson County, Tennessee.; Declaration of Covenants of record in Book 7350, page 24 and re-recorded in Book 7367, page 587, and amended in Book 8765, page 77, further supplemented and amended in Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and in Instrument No. 20020725-0089131, in the Register's Office of Davidson County, Tennessee.; Subject property is located in a Planned Unit Development.; Subject to the rights of others in and to the common areas/elements.; Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

This is improved property known as 4921 Alexis Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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BILL GARRETT, Davidson County
Trans:T20160053217 DEEDWARR
Recvd: 06/22/16 13:46 2 pgs
Fees:13.00 Taxes:721.50
20160622-0063675

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of June, 2016.

Tiffany Minor

Ulysses Minor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tiffany Minor and Ulysses Minor, 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 within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21st day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$204,500.00~~ $195,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21 day of JUNE, 2016.

NOTARY PUBLIC

My Commission Expires: 12-14-2016

STEVEN RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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