BILL GARRETT, Davidson County
Trans:T20160084089 DEEDWARR
Recvd: 09/26/16 09:25 2 pgs
Fees:13.00 Taxes:621.60
20160926-0100908

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Corey & Stevenson
3304 Towne Ridge Drive
Antioch, TN 37013-1216

SEND TAX BILL TO:
Bank of Tennessee
301 E. Center St.
Kingsport, TN 37660

MAP/PARCEL 150-07-0-222.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Marcelle Working, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Corey Stevenson, a married man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Section Two, Towne Village of the Country of record in Plat Book 5200, Page (s) 176 and 177, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marcelle Working, an unmarried woman by Warranty deed from Robert E. Johnson and wife, Eileen E. Johnson of record in Instrument No. 20040723-0088445 Register's Office for Davidson County, Tennessee, dated July 16, 2004 and recorded on July 23, 2004.

This is improved property known as: **3304 Towne Ridge Drive, Antioch, Tennessee 37013-1216.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 176, and restrictions in Book

4556, page 571, Book 5289, Page 687 and Book 5456, Page 511, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of September, 2016.

Marcelle Working

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Marcelle Working,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of September, 2016.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $168,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 3/31/20

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC HERFORD COUNTY

File No: 169573