WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 6/20/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20160085099 DEEDWARR
Recvd: 09/28/16 09:32 2 pgs
Fees:13.00 Taxes:678.95
20160928-0102091

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Stevens	Pinnacle Bank	097-02-0A
(NAME)	(NAME)	(MAP)
1403 Riverbrook Drive	150 3rd Avenue South Suite 900	288.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076-3575	Nashville, TN 37201	
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Marlese Elisabeth Stevens, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charles H. Stevens and Mary Lea Stevens, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of the Final Plat of the Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat Instrument No. 20110630-0050230, 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 Marlese Elisabeth Stevens, by Warranty deed from Jenny Doss and Tim Clements of record in Instrument No. 20150902-0089552 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 02, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1403 Riverbrook Drive, Hermitage, Tennessee 37076-3575

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.

CHARLES E. STEVENS, HUSBAND OF MARLESE ELISABETH STEVENS, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 26th day of September, 2016.

Marlese Elisabeth Stevens

Charles E. Stevens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marlese Elisabeth Stevens and Charles E. Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of September, 2016.

Notary Public

My Commission Expires: 6/22/20

