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

Davidson County DEEDWARR
Recvd: 02/01/17 12:28 3 pgs
Fees:18.00 Taxes:1035.63
20170201-0010720

ADDRESS NEW OWNER:
Jeffrey London & Eric Perkins
3464 Harborwood Circle
Nashville, TN 37214-4376

SEND TAX BILL TO:
First Community Mortgage
275 Robert Rose Dr.
Murfreesboro, TN 37129

MAP/PARCEL 108-12-0B-041.00-CO

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, **Joseph L. Stevenson and Quentin E. Buntin, as joint tenants with right of survivorship,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey London, a single person and Eric Perkins, a single person, as joint tenants with rights of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Harborview, Phase I-A, Section II of record in Plat Book 6900, Page (s) 756 through 758, inclusive and amended in Book 9096, Page 764, 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 Joseph L. Stevenson and Quentin E. Buntin, as joint tenants with the right of survivorship by Quitclaim deed from Joseph L. Stevenson, a single person of record in Book 11078, page 443, Register's Office for Davidson County, Tennessee, dated August 17, 1998 and recorded on August 24, 1998.

This is improved/unimproved property known as: **3464 Harborwood Circle, Nashville, Tennessee 37214-4376**

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 2017 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 6900, page 756-758, inclusive, as amended in book 9096, Page 764, and restrictions in Book 7471, page 26, as amended in Book 7646, Page 142, Book 7646 Page 147, book 7646 Page 149, as re-recorded in Book7647, Page 648 and further amended in Book 7732, Page 749, Book 8263, page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of January, 2017.

Joseph L. Stevenson

Quentin E. Buntin

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

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

WITNESS my hand and official seals at office this 26th day of January, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $279,900.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of January, ~~2017~~.

NOTARY PUBLIC

My Commission Expires: 11.6.17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN