BILL GARRETT, Davidson County
Trans:T20170051134 DEEDWARR
Recvd: 06/15/17 10:04 2 pgs
Fees:13.00 Taxes:962.00
20170615-0060092

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $260,000.00.

Affiant

Subscribed and sworn before me this the 13th day of June, 2017.

Notary Public
My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Stevenson 3816 Grant Ridge Rd Cane Ridge, TN 37013	Wells Fargo 2701 Wells Fargo Way Minneapolis, MN 55467-8000	173-16-0A 194.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHELE P. HENDERSON, AN UNMARRIED WOMAN AND CYNTHIA L. LOPEZ, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN D. STEVENSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michele P. Henderson, an unmarried woman and Cynthia L. Lopez, an unmarried woman by Deed from Beazer Homes Corp., a Tennessee Corporation, dated 06/19/2006, of record in Instrument No. 20060623-0075256, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3816 Grant Ridge Rd, Cane Ridge, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of June, 2017.

Michele P. Henderson

Cynthia L. Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michele P. Henderson and Cynthia L. Lopez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2017.

My commission expires: 9-10-2018

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY