Davidson County	DEEDWARR
Recvd: 07/07/17 10:42	3 pgs
Fees:18.00 Taxes:980.13	
20170707-0068394	

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th~~ 6th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~August 14, 2017~~ 3-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leah Sawyer	New Owner	04800023200
(NAME)	(NAME)	
4139 Vester Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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 considerations, the receipt of which is hereby acknowledged, we, **Valesa Ann Clouse, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Leah Sawyer and Daniel Stephens, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the westerly margin of a 20 foot Access Road in the easterly line of Tom Hendrixson, Jr., and being the most northwesterly corner of the O. R. Graves property of record in Book 3769, Page 403, Register's Office for Davidson County, Tennessee; thence along the westerly margin of a 20 foot private road S 23° 33' 25" E, 219.93 feet to an iron pin; thence S 05° 18' 27" E, 141.22 feet to an iron pin; thence S 02° 24' 22" W, 109.47 feet to an iron pin; thence leaving road margin S 35° 39' 40" E, 450.00 feet to an iron pin; thence S 36° 06' 53" W, 377.23 feet to an iron pin in Tom Hendrixson, Jr.'s line; thence with his line, being a fence, N 35° 39' 40" W, 404.70 feet to an iron pin, corner to Hendrixson; thence still with his fence line N 07° 09' 22" E, 799.37 feet to the point of beginning, containing 5.16 acres, more or less.

The above described tract shall have access and use to the aforesaid 20 foot access road S 23° 13' E, 277.55 feet from Vester Road to the O. R. Graves property and extending along the easterly boundary of the above described tract.

Being the same property conveyed to Valesa Ann Clouse by Quitclaim Deed from Ricky Gene Clouse, dated 07/20/2001 recorded 07/20/2001, of record in Instrument No. 20010720-0077003, in the Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to Ricky Gene Clouse and wife, Valesa Ann Clouse by Warranty Deed from Charles R. Graves, Jimmy Wayne Graves, Gwennelle Graves and Barbara Graves, Being all the heirs at law of O.R. Graves and wife, Norma Jean Graves dated 01/18/1984 recorded 02/21/1984, of record in Book 6234, Page 359, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4139 Vester Road, Whites Creek, TN 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 5th day of July, 2017.

Valesa Ann Clouse

State of Tennessee
County of Wilson

Personally appeared before me Valesa Ann Clouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of July, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: August 14, 2017

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

