Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0431-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2017

Notary Public
My Commission Expires: 7-6-2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	
Karen J. Stevens, Trustee of the Nick P. Stevens Annual Gifting Trust dated December 12, 2002 617 Bluewater Drive Nashville, TN 37217	New Owner	Map/parcel: 150-02-0-109.00 Account:

BILL GARRETT, Davidson County
Trans:T20170058707 DEEDWARR
Recvd: 07/10/17 13:28 2 pgs
Fees:13.00 Taxes:647.50
20170710-0069136

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Derek Fausnaught, a Married Man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen J. Stevens, Trustee of the Nick P. Stevens Annual Gifting Trust dated December 12, 2002

HEREINAFTER CALLED THE GRANTEE(S), her SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 10, on the Revision of Lots 1 thru 17, Lot 19 and reserve parcels 107 and 306, Castlegate, Section 4, as of record in Book 6900, Page 209, Register' Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Derek Fausnaught, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 6/10/14 and recorded 7/11/14 in Instrument No. 20140711-0061061, in the Register's Office of Davidson County, Tennessee.

Victoria Fausnaught, wife of Derek Fausnaught, hereby joins in the signing of this Warranty Deed to convey any marital interest, if any, she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 617 Bluewater Drive Nashville, TN, 37217

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), her successors and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of July, 2017

Derek Fausnaught

Victoria Fausnaught

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford
JAS

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Derek Fausnaught and Victoria Fausnaught , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2017

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2019
RUTHERFORD COUNTY