Bill Garrett Davidson County
Batch# 1393 DEEDWARR
09/15/2017 02:49:24 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20170915-0094733

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Amanda Villeneuve
Affiant

Subscribed and sworn to before me, this 12TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/19~~ 7-16-18

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Zimmerman-Clayton and Kathryn Zimmerman-Clayton, husband and wife	Churchill Mortgage Corp. (NAME)	
206 Swift Drive (ADDRESS)	7161 Old Hickory Blvd #400 (ADDRESS)	018-08-0-034.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ben A. Stephenson and wife, Kara Stephenson and Charles Alan Stephenson, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul Zimmerman-Clayton and Kathryn Zimmerman-Clayton, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 12 ON THE PLAN OF MANSKER HEIGHTS AS OF RECORD IN BOOK 2900, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BEN A STEPHENSON, SINGLE MAN, AND CHARLES ALAN STEPHENSON, A MARRIED MAN BY WARRANTY DEED FROM JAMES LOWE AND MEGAN MCMAHON N/KA MEGAN LOWE, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20091103-0101441 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO BEN A. STEPHENSON, A MARRIED MAN AND CHARLES ALAN STEPHENSON, A MARRIED MAN BY QUITCLAIM DEED FROM BEN A. STEPHENSON, A SINGLE MAN AND CHARLES ALAN STEPHENSON, A MARRIED MAN OF RECORD IN INSTRUMENT NO. 20130114-0004157 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KARA STEPHENSON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 206 Swift Drive, Goodlettsville, TN 37072
(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 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.

Witness my/our hand(s) this 12th day of September, 2017.

WARRANTY DEED
(Continued)

Ben A. Stephenson

Kara Stephenson

Charles Alan Stephenson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben A. Stephenson and wife, Kara Stephenson and Charles Alan Stephenson, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of September, 2017.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072