Bill Garrett Davidson County
Batch# 17512 DEEDWARR
10/24/2017 12:50:15 PM 2 pgs
Fees: $13.00 Taxes: $780.70
20171024-0108951

WARRANTY DEED

STATE OF TENNI
COUNTY OF Davi

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$211,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of September, 2017

Notary Public

My Commission expires: 2/27/21

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erica L. Clanton	Same	150-03-0-496.00
3314 Anderson Road		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Steven Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erica L. Clanton a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the Plan of Final Plat Village at Harbour Town, Section I of record in Instrument Number 20160429-0042352, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Steven Homes, LLC, a Tennessee Limited Liability Company from Terry Stevens and Anita G. Stevens by Quitclaim Deed on January 7, 2014, of record in Instrument Number 20140108-0002189, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20160429-0042352, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20111110-0088266, Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2242, Page 235, partially released in Book 4438, Page 707, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3314 Anderson Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 18, 2017.

Stevens Homes, LLC, a Tennessee Limited Liability Company

member

By: Terry Stevens, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Terry Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to a Member (or other officer authorized to execute the instrument) of Stevens Homes, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY