(2)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 23194 **DEEDWARR**
11/07/2017 11:06:37 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20171107-0114509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Randall Ellis	Provident Funding	
(NAME)	(NAME)	
1819 Capers Ave	851 Traeger Ave. Ste. 100	104080P00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Bruno, CA 94066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **TIM BRYAN STEPHENS AND WIFE, MICHELLE ROSS STEPHENS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER RANDALL ELLIS, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 1 of the Horizontal Property Regime known as Commodore Capers Townhomes, created by that certain Master Deed and By Laws of record in Instrument No. 20030811-0114231 as amended in Instrument Nos. 20071121-0136450 and 20160108-0002027, Register's Office for Davidson County, Tennessee together with all rights in the Common Elements of the Commodore Capers Townhomes which accrue to the owners of such Units.

Being the same property conveyed to Tim Bryan Stephens and wife Michelle Ross Stephens by Warranty Deed from Daniel M. Patz a married person, recorded on the 6th day of August, 2013 in Instrument No. 20130806-0082502, in the Register's Office of Davidson County, Tennessee.

Tim Bryan Stephens and Timothy Bryan Stephens are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 1819 Capers Ave, Nashville, TN 37212
(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 hand this 2 day of November, 2017

Timothy Bryan Stephens (aka Tim Bryan Stephens), by Michelle Ross Stephens, attorney in fact

TIMOTHY BRYAN STEPHENS(AKA TIM BRYAN STEPHENS), BY: MICHELLE ROSS STEPHENS, ATTORNEY IN FACT

Michelle Ross Stephens

MICHELLE ROSS STEPHENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Ross Stephens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of November, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of November, 2017, before me personally appeared Michelle Ross Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy Bryan Stephens(aka Tim Bryan Stephens) and acknowledged that she executed the same as the free act and deed of Timothy Bryan Stephens(aka Tim Bryan Stephens).

Witness my hand and official seal at Nashville, Tennessee this 2 day of November, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public