Bill Garrett Davidson County
Batch# 41133 DEEDWARR
12/27/2017 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20171227-0131035

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $210,000.00.

Affiant

Subscribed and sworn before me this the 21 day of December, 2017.

Notary Public
My commission expires: 10-20-19

BRANDON W. LIPPMAN * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF RUTHERFORD

BRANDON W. LIPPMAN * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF RUTHERFORD

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marco Wyss 6613 Ascott Dr. Antioch, TN 37013	NEW OWNER	151-09-0A-087.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KELLY W. STEVENS AND WIFE, LAURA K. STEVENS A/K/A LAURA KACZOR, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARCO WYSS AND AMALIA RAMIREZ CORONA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Final Plat Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II of record in Plat Book 9700, Page 638, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Stevens, a single man by Warranty Deed from Joyce M. Robinette and Ford A. Robinette of record at Instrument No. 20050504-0049971, Register's Office for Davidson County, Tennessee, dated April 27, 2005 and recorded on May 04, 2005.

Being the same property conveyed to Kelly W. Stevens and wife, Laura K. Stevens by Quitclaim deed from Kelly Stevens of record in Instrument No. 20110207-0010755 Register's Office for Davidson County, Tennessee, dated February 01, 2011 and recorded on February 07, 2011.

The said Laura K. Stevens and Laura Kaczor are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6613 Ascott Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21 day of December, 2017.

Kelly W. Stevens

Laura K. Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly W. Stevens and Laura K. Stevens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, BRANDON LIPPMAN, 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, Janice Shepherd [Name of Notary], a notary public for this county and state, BRANDON LIPPMAN [Name of person making certification] 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: 9-15-20

{Notary' Seal}

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY