WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Warburton	new owners	13614022600
(NAME)	(NAME)	
1016 Carla Ct.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 69721 DEEDWARR
03/15/2018 02:23:06 PM 2 pgs
Fees: $13.00 Taxes: $599.40
20180315-0024675

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Alexander L. Stephens and wife, Michelle M. Stephens,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Warburton and wife, Sarah Warburton,** THEIR HEIRS 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. 159-B ON THE PLAN OF ZONE LOT DIVISION, HARBOR GATE SUB., SECTION TWO, LOTS 155-164, OF RECORD IN PLAT BOOK 6900, PAGE 17, AMENDING PLAT BOOK 6250, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING OF THE SAME PROPERTY CONVEYED TO ALEXANDER L. STEPHENS, MARRIED, BY WARRENTY DEED FROM TERRI L. FRELIX, F/K/A TERRI L. STEPHENS, MARRIED, RECORDED ON AUGUST 25, 2016, OF RECORD IN INSTRUMENT NO. 20160825-0088911, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KELVIN L. STEPHENS AND WIFE, TERRI L. STEPHENS BY DEED FROM BREWER & BREWER, INC., OF RECORD IN BOOK 7230, PAGE 330, DATED MAY 1, 1987, REGISTER'S OFFICE FOR SAID COUNTY. THE SAID KELVIN L. STEPHENS DIED SEPTEMBER 28, 2007, AND TITLE VESTED IN TERRI L. STEPHENS AS SURVIVING TENANT BY THE ENTIRETY. THE SAID TERRI L. STEPHENS HAVING SINCE REMARRIED AND IS NOW KNOWN AS TERRI L. FRELIX.

THIS IS IMPROVED PROPERTY KNOWN AS 1016 CARLA COURT, NASHVILLE, TENNESSEE.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-ER-18-1016

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as	1016 Carla Ct. Nashville TN 37217				
	(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 our hands 03/12/18.

Alexander L. Stephens

Michelle M. Stephens

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Alexander L. Stephens and Michelle M. Stephens with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03/12/18.

Notary Public

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

My Commission Expires: 6.30.18