Bill Garrett Davidson County
Batch# 71446 **DEEDWARR**
03/21/2018 08:37:54 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180321-0026359

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

R-VRES-18-4400-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

KCa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2018.

VAnderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dorothea Lambeth Russell and Leonidas C. Vaughan	New Owner	
(NAME) **4400 Belmont Park Terrace #204**	(NAME) 306 Cornwall Ave	**131-3-C-204.00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKIE V. STEVENS AND ANGELA J. STEVENS, HUSBAND AND WIFE AND HALEY STEVENS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOROTHEA LAMBETH RUSSELL AND LEONIDAS C. VAUGHAN, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Building Site No. 204 on the Plan of Arden Place, Section Seven, of record in Book 4955, Page 90, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jackie V. Stevens and Angela J. Stevens, husband and wife, and Haley Stevens, a single person, all three tenants in common with rights of survivorship, by Warranty Deed from Roseanne Spiess Giles, a single person, recorded May 23, 2016 in Instrument No. 20160523-0051094, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4955, Page 90, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plat of record in Plat Book 4460, Page 155, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4754, Page 455, as supplemented by First Supplemental Declaration in Book 4819, Page 564, Second Supplemental Declaration in Book 4916, Page 277, Third Supplemental Declaration in Book 5019, Page 942, Forth Supplemental Declaration in Book 5091, Page 66, Fifth Supplemental Declaration in Book 5129, Page 129, Sixth Supplemental Declaration in Book 5163, Page 384, Seventh Supplemental Declaration in Book 5231, Page 375, Eighth Supplemental Declaration in Book 5351, Page 592 and Ninth Supplemental Declaration in Book 5514, Page 636, and amended by First Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions in Instrument No. 20070816-0098235, Second Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions in Instrument No. 20140801-0069316 and Third Amendment to Arden Place Declaration of Covenants, Conditions and Restrictions in Instrument No. 20171017-0106296, Register's Office for Davidson County, Tennessee.
- Charter of Arden Place Home Owners Association, Inc. of record in Book 4749, Page 634, Register's Office for Davidson County, Tennessee.
- Conveyance of common area to Arden Place Home Owners Association, Inc., of record in Book 5163, Page 388, Register's Office for Davidson County, Tennessee.
- Declaration of Boundary Line with Arden Place Home Owners Association, Inc., of record in Book 8813, Page 398, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4400 Belmont Park Terrace #204, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MARCH, 2018.

Jackie V. Stevens by _____ ATTORNEY IN FACT
Jackie V. Stevens by Nathan Keith,
Attorney in Fact

Angela J. Stevens by _____ ATTORNEY IN FACT
Angela J. Stevens by Nathan Keith,
Attorney in Fact

Haley Stevens by _____ ATTORNEY IN FACT
Haley Stevens by Nathan Keith,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JACKIE V. STEVENS AND ANGELA J. STEVENS AND HALEY STEVENS, and who acknowledged he/she/they executed the same as the free act and deed of the said JACKIE V. STEVENS AND ANGELA J. STEVENS AND HALEY STEVENS.

Witness my hand and official seal, this the 16th of March, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212