# WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of April, 2018.

(Affix Seal) Notary Public

My Commission Expires: 7-6-20

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

2018-1070

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**ANCHOR TITLE, LLC**

6970 Moores Lane,

Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Alexander L. Stephens and Michelle M. Stephens<br>3337 Tinney Place<br>Nashville, TN 37217 | SAME | 136050A10700CO |

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, I/we, **Evelyn Kerr, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alexander L. Stephens and Michelle M. Stephens, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 78 on the Plan of The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Four, of record in Plat Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Evelyn Kerr, unmarried, from Edward J. Brown, married, by Warranty Deed dated June 20, 2014 and recorded June 23, 2014 in Instrument No. 201406230054586, Register's Office for Davidson County, Tennessee.

( ) **unimproved**

**This is ( X ) improved property know as** 3337 Tinney Place, Nashville, TN 37217.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.**

Bill Garrett Davidson County
Batch# 80789 DEEDWARR
04/13/2018 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $998.63
20180413-0035085

Witness my/our hand(s) this 10th day of April, 2018

Evelyn Kerr

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Evelyn Kerr, the bargainor(s), 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, this 10th day of April, 2018.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

**True Copy Certification**

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19