Bill Garrett Davidson County
Batch# 87479 DEEDWARR
05/02/2018 12:07:30 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20180502-0041739

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315522

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2018.

Notary Public
My Commission Expires: 7-24-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Roscoe High 4028 Overbrook Drive Nashville TN 37204	Franklin American Mortgage 6100 Tower Circle, Ste 600 Franklin, TN 37067	Tax Parcel ID No. 132-06-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen D. Bivens, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. High and Edith L. High, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being Lot(s) 16, as shown on the map entitled Brookhaven Estates, of record in Plat Book 1835, Page(s) 49-51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen D. Bivens and Dinah P. Bivens, husband and wife by Warranty Deed from David P. Stansell and wife, Gina V. Stansell, recorded on the 1st day of August, 2014 in Instrument No. 20140801-0069091, in the Register's Office of Davidson County, Tennessee. Dinah P. Bivens now being deceased on March 27, 2015 leaving the property to her spouse, Stephen D. Bivens.

Grantor warrants that he has never lived in the subject property with his spouse and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKHAVEN ESTATES, as recorded in Plat Book 1835, Page(s) 49-51.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1578, Page 276; Book 1786, Page 501 and Book 1969, Page 609, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4028 Overbrook Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2018.

Stephen D. Bivens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen D. Bivens, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires April 06, 2019