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

CRT File No. 180415947

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2018.

Notary Public
My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 92962 DEEDWARR
05/16/2018 09:37:33 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20180516-0046594

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paula Rose Stump and Keith Donald Stump 1708B Stewart Place Nashville TN 37203	New Owner	Tax Parcel ID No. 105111F00200CO

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, **Brent Owens and Michael Lewis,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paula Rose Stump and Keith Donald Stump, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. B on the Plan of 1708 Stewart Place, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction as Instrument No. 20170406-0033841, 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 a portion of the same property conveyed to Michael Lewis and Brent Owens by Warranty Deed from Jacqueline W. Webb and Theodore Dale Dobbins Sr., husband and wife of record as Instrument No. 20161027-0113512 Register's Office for Davidson County, Tennessee.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee.

Charter and By-Laws for 1708 Stewart Place Homeowners Association of record in Instrument No. 20170406-0033841, Register's Office for Davidson County, Tennessee.

This is **improved** property located at 1708B Stewart Place Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 10th day of May, 2018.

Brent Owens

Michael Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent Owens and Michael Lewis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2018.

Notary Public

My Commission Expires: 8.4.20

