G#30850-2 BOX #14

**This Instrument prepared by:**
**KING, TURNBOW, SMITH & VANZIN, PLLP**
**ATTORNEYS-AT-LAW**
**203 THIRD AVENUE SOUTH**
**FRANKLIN, TN 37064**

**STATE OF TENNESSEE**
**COUNTY OF ~~WILLIAMSON~~ DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $328,900.00.**

Bill Garrett Davidson County
Batch# 104931 **DEEDWARR**
06/15/2018 09:20:39 AM 2 pgs
Fees: $13.00 Taxes: $1,216.93

20180615-0057602

**Affiant**
**Sworn to and Subscribed before me on this the 14 day of June, 2018.**

WILLIAMSON COUNTY TENNESSEE STATE OF NOTARY PUBLIC JOHN T. COOK

**NOTARY PUBLIC**
**My Commission Expires:** 1/17/21

| Address of New Owners | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Kirk Garris<br>Heather Garris | "New Owners" | 147-14-0-128.00 |
| 672 Brewer Drive | | |
| Nashville, TN 37211 | | |

# WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Cameron Stevens and wife, Rachel Jones Stevens**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kirk Garris and wife, Heather Garris**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot(s) 410, as shown on the map entitled the Plan of Candlestick Farms, Section Four, of record in Plat Book 3600, page 71 and amended in Book 3822, page 71, 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 Paul Cameron Stevens and wife, Rachel Jones Stevens by Warranty Deed from Michael L. Kidder and Kelly L. Kidder, husband and wife, of record in Instrument No. 20120529-0046075, on 05/29/2012, Register's Office for Davidson County, Tennessee**

This is the same description as the previous deed of record.

This is improved property known as 672 Brewer Drive, Nashville, Tennessee 37211.

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 except for the following (1) 2018 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the Grantees in full when due; (2) Subject to any and all matters as recorded on a Plat of record in Book 3600, page 71, and amended in Book 3822, page 71, said Register's Office; (3) Subject to Restrictions for Candlestick Farms, Section IV, of record in Book 3811, page 978 and as amended in Book 3822, page 75, said Register's Office; (4) Subject to any claim that any part or all or of the land is or was underwater and riparian rights if any; and (5) Subject to right-of-way for public road(s).

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

Witness our hands this 14 day of June, 2018.

**Paul Cameron Stevens**

**Rachel Jones Stevens**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, Paul Cameron Stevens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2018.

NOTARY PUBLIC
My Commission expires: 3-9-2020

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires March 9, 2020

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, Rachel Jones Stevens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2018.

NOTARY PUBLIC
My Commission expires: 3-9-2020

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires March 9, 2020