Bill Garrett Davidson County
Batch# 119050 DEEDWARR
07/23/2018 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20180723-0071212

WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Wayne Stevenson	Churchill Mortgage Corporation	097-02-0A-570.00
(NAME)	(NAME)	
2141 Hickory Brook Dr.	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, we, **Stephanie Buntine, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher Wayne Stevenson and Christianna Leigh Stevenson, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 570 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 5A, of record in Plat Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephanie Buntine, a single woman by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee corporation, dated 03/31/2017, recorded 04/05/2017, of record in Instrument No. 20170405-0033348, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 20161011-0107256, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20080408-0035557; (3) Amendment to Declaration of record in Instrument No. 0170906-0091483 and Supplementary Declaration of record in Instrument No. 20161021-0111233, in the Register's Office for Davidson County; (4) Easement Agreement of record in Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee; (5) 12. Grant of Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee; (6) Agreement for Dedication of Easement of record in Book 4764, Page 324, in the Register's Office for Davidson County, Tennessee; (7) Easement of record in Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee; (8) Easement contained in Special Warranty Deed of record in Instrument No. 20051219-0152198, in the Register's Office for Davidson County, Tennessee; (9) Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee; (10) Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee; (11) Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee; (12) Grant of Easement of record in Instrument No. 20090109-0002452, in the

Register's Office for Davidson County, Tennessee; (13) Storm Water Drainage Easement Agreement of record in Instrument No. 20100108-0001965, in the Register's Office for Davidson County, Tennessee; (14) Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee; (56) Slope Easement Agreement of record in Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee; (16) Easement contained in Declaration of Abandonment of Certain Electric Transmission Line Right-of-Way by United States of America Tennessee Valley Authority of record in Instrument No. 20141103-0101036, in the Register's Office for Davidson County, Tennessee; (17) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651, of record in Instrument No. 20100301-0015327, in the Register's Office for Davidson County, Tennessee; (18) Quitclaim Deed of record in Instrument No. 20100108-0001971, in the Register's Office for Davidson County, Tennessee; (19) Quitclaim Deed of record in Instrument No. 20170621-0062254, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2141 Hickory Brook Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 16 day of July, 2018.

Stephanie Buntine

State of New Jersey
County of Essex

Personally appeared before me Stephanie Buntine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16 day of July, 2018.

Notary Public Stefene Simpson
My Commission Expires: Nov. 28, 2022

STEFENE M. SIMPSON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 28, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/9/19

