STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 124782 DEEDWARR
08/06/2018 10:27:34 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180806-0076874

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2018.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 5.17.21
File No. G18-2557

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ian C. Evenden-Valentine and Whitney Hutchens (NAME)	New Owner (NAME)	039-00-0-041
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rita Felts, and Kevin Dunn, and Stanley Dunn, and Jason Bennett, and Jamie Bennett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian C. Evenden-Valentine,*** ~~and Whitney Hutchens~~ HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

*a single man

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at a stake in Fred Stenberg's East boundary line 800 feet Northerly from the Northwest corner of the Waller property; thence North 9 deg. East 203.6 feet to the center of the new Stenberg Road; thence following said Stenberg Road Easterly to the center of a bridge over Carney Creek; thence with the center of Carney Creek South 64 deg. West 193 feet; thence South 83 deg. 30 min. West 75 feet; thence leaving the bed of said creek, North 79 deg. West 169 feet to the point of beginning, and containing between 1 1/2 and 2 acres, more or less, and being located in the 14th Civil District of Davidson County, Tennessee.

Being the same property conveyed to Edward D. Dunn and wife, Edna K. Dunn by Deed dated April 18,1950 from Herbert F. Stenberg and wife, Evelyn May Stenberg, of record in Book 1876, page 469, in the Register's Office of Davidson County, Tennessee.

The said Edward D. Dunn having since died on May 22, 2004 leaving Edna K. Dunn as surviving tenant by the entirety.

The said Edna K. Dunn died testate on February 29, 2016, devising subject property to Rita Felts Individually and as Executrix, Stanley Dunn, Kevin Dunn, Jason Bennett and Jamie Bennett, Heirs at law of the estate of Edna K. Dunn, deceased, as evidenced in File No. 16P851, Probate Court Clerk's Office for Davidson County, Tennessee.
Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

2. Subject to the flow of Carney Creek

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4471 Stenberg Road, Whites Creek, TN 37189.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 31st day of July, 2018.

Rita Felts

Kevin Dunn

Stanley Dunn

Jason Bennett

Jamie Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2018, before me personally appeared Rita Felts, Kevin Dunn, Stanley Dunn, Jason Bennett and Jamie Bennett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of July, 2018.

R. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 8/21/2018

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066