WARRANTY DEED

Bill Garrett Davidson County
Batch# 132020 DEEDWARR
08/22/2018 12:43:51 PM 2 pgs
Fees: $13.00 Taxes: $1,158.10

20180822-0083325

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19

AFFIX SEAL

KATHRYN HUGHES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105 Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samuel L. Stephens and Sarah Stephens	SAME	173 06 0B 031.00
(NAME)	(NAME)	
2354 Somerset Valley Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Catherine Ann Downey f/k/a Catherine Ann Carter, andTimothy P. Downey, wife and husband**, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto **Samuel L. Stephens and Sarah Stephens, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 31, on the Final Plat, Cambridge Park Subdivision, Phases 2 & 3, of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Blackwater Construction, Inc., a Tennessee Corporation by Warranty Deed from First Citizens National Bank dated September 26, 2012 and recorded September 28, 2012 as Instrument No. 20120928-0088517, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Atkins & Associates Homebuilders, Inc., a Tennessee Corporation by Quitclaim Deed from Blackwater Construction, Inc., a Tennessee Corporation dated October 4, 2016 and recorded October 12, 2016 as Instrument No. 20161012-0107983, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Catherine Ann Carter, an unmarried woman by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation dated March 22, 2017 and recorded March 24, 2017 as Instrument No. 20170324-0028865, in said Register's Office for Davidson County, Tennessee.

Timothy P. Downey, spouse of Catherine Ann Downey f/k/a Catherine Ann Carter, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2354 Somerset Valley Dr., Antioch, TN 37013

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, has 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. 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 our hands this 17th day of August, 2018

Catherine Ann Downey

Timothy P. Downey

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Catherine Ann Downey and Timothy P. Downey, wife and husband, the 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 and official seal, this the 17th of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-185813SSO