Name and Address of New Owner:
Erin Wilmer
3203 Anderson Pl
Nashville, TN 37216

Send Tax Statements To:
New Owner

Karen Y Johnson Davidson County
Batch# 137925 **DEEDWARR**
09/07/2018 11:59:19 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20180907-0088796

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18070936

Map and Parcel: 072 06 0R 002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Olliver J. Teston and Katelyn Stephens, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erin N. Wilmer, a single woman**, hereinafter called the GRANTEE, her 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 Unit 3203 on the Plan of Townhomes at 939 Elvira Avenue and 3203 Anderson Place of record as Exhibit B to Declaration of Covenants, Conditions and Restrictions for Townhomes at 939 Elvira and 3203 Anderson Place, a Horizontal Property Regime with Private Elements in Instrument No. 20150731-0075664, 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 the same property conveyed to Olliver J. Teston and Katelyn Stephens, husband and wife, by Warranty Deed filed for record on December 14, 2016 in Instrument Number 20161214-0130944, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Townhomes at 939 Elvira & 3203 Anderson Pl of record in Instrument Number 20150731-0075664 and All matters of prior plats as set forth per Instrument Number 20070614-0071381 and Book 421, page 35, said Register's Office.

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.

This is improved property known as: 3203 Anderson Pl, Nashville, TN 37216

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 4th day of September, 2018.

Olliver J. Teston

Katelyn Stephens

State of Tennessee

County of Rutherford

Personally appeared before me, Olliver J. Teston and Katelyn Stephens with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th of September, 2018.

Notary Public
My Commission Expires: 12/18/21

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374,900.00.

Affiant Signature

Subscribed and sworn to before me, this 4th day of September, 2018.

Notary Public
My Commission Expires: 8-17-19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY