PREPARED BY (AND RETURN TO):


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Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*



Karen Y Johnson Davidson County
Batch# 174495 DEEDWARR
12/14/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,130.35
20181214-0122037


W & I Ref: (DM) Title No.: 60217
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| James Evans<br>2335 Somerset Valley Drive<br>Antioch, TN 37013 | First Bank<br>318 Seaboard LN, Ste 205<br>Franklin, TN 37067 |

**TAX MAP PARCEL NUMBERS:** 173060B06100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$305,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Stevenson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Evans, unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Cambridge Park at Barnes Road Subdivision, Phase One of record in Instrument No. 20120912-0082696, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Stevenson and Michelle Kawas-Stevenson by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation, dated May 27, 2015 and recorded on May 29, 2015 of record in Instrument No. 20150529-0049704, Register's Office for Davidson County, Tennessee. The said Jason Stevenson and Michelle Kawas-Stevenson have since divorced by Final Decree No 17D2137 in the Fourth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated August 21, 2018, Michelle Kawas-Stevenson conveyed her interest in subject property to Jason Stevenson of record in Instrument No. 20181211-0120279, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20120912-0082696, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071227-0147964, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130702-0068358, amended in, Instrument No. 20151208-0123306, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 2335 Somerset Valley Drive, 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 14th day of December, 2018.

**Jason Stevenson**

**State of** Tennessee

**County of** Davidson

On this 14th day of December, 2018, before me the undersigned authority, personally appeared Jason Stevenson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $305,500.00.

Affiant

Sworn and subscribed before me this 14th day of December, 2018.

Notary

My Commission Expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY