Name and Address of New Owner:
Angela Wetherington Stutz
8483 Beautiful Valley Dr.
Nashville, TN 37221

Send Tax Bills To:
Angela Wetherington Stutz
8483 Beautiful Valley Dr.
Nashville, TN 37221

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 126-15-0A-343.00-CO

Karen Y Johnson Davidson County
Batch# 177187 DEEDWARR
12/21/2018 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,215.82
20181221-0124462

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Raymond C. Craven, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Angela Wetherington Stutz**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Lot 41, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond C. Craven, married by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20051128-0142918 Register's Office for Davidson County, Tennessee, dated November 22, 2005 and recorded on November 28, 2005. (Value of consideration shown in aforementioned deed $255,000.00.) The said Raymond C. Craven having since divorced. Further being the same property conveyed to Raymond C. Craven, unmarried from Michelle McKee Craven, unmarried by Quitclaim Deed dated December 20, 2018 of record in Instrument No. 20181221012446 1, Register's Office for Davidson County, Tennessee.

Being improved property also known as 8483 Beautiful Valley Dr Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BOONE TRACE, SECTION 8, PHASE 2, BEAUTIFUL VALLEY DRIVE AT SETTLER'S WAY OF RECORD IN INSTRUMENT NO. 20040806-0094780, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2018.

(SEAL)
Raymond C. Craven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2018, before me personally appeared Raymond C. Craven, 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 20th day of December, 2018.

Notary Signature
My commission expires: 3/20/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $328,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of December, 2018.

Notary Public
My commission expires: 1-5-19
File No. 2018-82

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).