Karen Y Johnson Davidson County
Batch# 180069 DEEDWARR
01/03/2019 10:32:33 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190103-0000661

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $300,000.00 Michael L. Jacobs Affiant Subscribed and sworn to before me, this 31st day of December, 2018. Notary Public My commission expires: 1-20-20
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
3LS Properties, Inc.	**New Owner**	**Map/Parcel: 134-14-0-008.00**
343 Luna Drive	301 S Perimeter Park Dr.	
Nashville, TN 37211	Nashville, TN 37211	

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 HEREBY ACKNOWLEDGED, WE,

William Beuerlein, Jr., Matthew T. Stevenson, Successor Trustee of the Stevenson Family Trust, Matthew T. Stevenson, Successor Executor of the Estate of Paul Thomas Stevenson, and Matthew T. Stevenson and Andrew K. Stevenson, the legal heirs of Paul Thomas Stevenson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

3LS Properties, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in DAVIDSON County, Tennessee, being Lot No. 69, Luna Heights Subdivision, Section Three (3), as shown by plat of record in Book 2900, Page 138, Register's Office for Davidson County, Tennessee, said lot forming a tract of land more fully described as follows:

Beginning at a point in the southwestern line of Luna Drive, said point being the southeastern corner of Lot 68, said Luna Heights Subdivision; thence South 26 degrees 34 minutes 40 seconds East along the southwestern line of Luna Drive, 132.0 feet to the northeastern corner of Lot 70, said Luna Heights Subdivision; thence South 63 degrees 23 minutes 32 seconds West along the northern line of Lot 70, said Luna Heights Subdivision, 294.53 feet to a point in the western line of said Luna Heights Subdivision; thence North 26 degrees 40 minutes 40 seconds West, along the western line of said Luna Heights Subdivision, 137.0 feet to the southwestern corner of Lot 68, said Luna Heights Subdivision; thence North 64 degrees 21 minutes 50 seconds East along the southern line of Lot 68, said Luna Heights Subdivision, 294.81 feet to the point of beginning, containing 0.910 acres, more or less.

The above legal description is according to a survey by David W. Barnes, Registered Land Surveyor, dated August 23, 1973, and revised December 12, 1974, and according to a survey by Ragan-Smith & Associates, Inc., dated December 15, 1977, and revised March 10, 1978.

Being the same property conveyed to Paul T. Stevenson and William Beuerlein, Jr., by Special Warranty Deed, from Commerce Union Bank, a Tennessee banking corporation, dated November 30, 1983, of record in Book 8185, Page 460, Register's Office for Davidson County, Tennessee. Paul T. Stevenson, aka Paul Thomas Stevenson, died testate on September 29, 2014, and his Last Will and Testament was probated in the Chancery Court for Williamson County, Tennessee, Case No. P7721.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 2900, Page 138, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3182, Page 244, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer and/or Drainage Easement of record in Book 6346, Page 555, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The Property Address is 343 Luna Drive, Nashville, TN 37211.

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 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 GRANTEE, its successors 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 my/our hand(s) this 31st day of December, 2018.

William Beuerlein, Jr.

Matthew T. Stevenson

Andrew K. Stevenson

Matthew T. Stevenson, Successor Trustee of the Stevenson Family Trust

TRUSTEE

Matthew T. Stevenson, Successor Executor of the Estate of Paul Thomas Stevenson

EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William Beuerlein, Jr., the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-23-20

SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Matthew T. Stevenson, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-23-20

SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Andrew K. Stevenson, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

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

A. Stevenson

Notary Public My Commission Expires: 11-23-20

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Matthew T. Stevenson, Successor Trustee for the Stevenson Family Trust, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he as the Successor Trustee of the Stevenson Family Trust, being authorized to do so, executed this instrument for the purposes therein contained.

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

A. Stevenson

Notary Public

My Commission Expires: 11-23-20

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Matthew T. Stevenson, Successor Executor of the Estate of Paul Thomas Stevenson, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he as the Successor Executor of the Estate of Paul Thomas Stevenson, being authorized to do so, executed this instrument for the purposes therein contained.

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

A. Stevenson

Notary Public

My Commission Expires: 11-23-20

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **180666SH**