WARRANTY DEED

Karen Johnson Davidson County
Batch# 200995 DEEDWARR
03/01/2019 10:20:43 AM 2 pgs
Fees: $13.00 Taxes: $912.05

20190301-0018732

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$246,500.00.**

Affiant

Subscribed and sworn to before me this 28 day of February, 2019.

Notary Public
My Commission expires: 8/1/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Delaney	New Owner	150-03-0-495.00
3316-A Anderson		
Antioch, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stevens Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Delaney, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the Plan of Final Plat Village at Harbour Town, Section I, of record in Instrument Number 20160429-0042352, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Terry Stevens et ux from Robert J. Notestine III, Substitute Trustee of record in Instrument Number 20070029-0012918, Register's Office for Davidson County, Tennessee. Further conveyed part of the same property conveyed to Stevens Homes, LLC, a Tennessee Limited Liability Company from Terry Stevens and Anita G. Stevens by Quitclaim Deed on January 7, 2014, of record in Instrument Number 20140108-0002189, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20160429-0042352, Register's Office for Davidson County, Tennessee.
- Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2242, Page 235, partially released in Book 4438, Page 707, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3316-A Anderson, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 28, 2019.

Stevens Homes, LLC, a Tennessee Limited Liability Company

Manager

By: Terry D. Stevens, Manager

State of Tennessee)
County of Rutherford)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Terry D. Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be theManager of Stevens Homes, LLC the within named bargainor, a limited liability company, and that as Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Stevens Homes, LLC as Member.

Witness my hand, at office, this 28th day of February, 2019.

Notary Public

My commission expires: 1-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY