THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $426,800.00 Affiant Subscribed and sworn to before me, this 1 day of March, 2019. Notary Public My Commission Expires: 10/14/19

ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

ELIZABETH M. ... ATE ... UN

Karen Johnson Davidson County
Batch# 201690 DEEDWARR
03/04/2019 01:57:29 PM 2 pgs
Fees: $13.00 Taxes: $1,579.16

20190304-0019596

WARRANTY DEED

Address New Owner: Jillian E. Bertolucci and Grant B. Williams 539 A American Rd Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 090-16-0F-001.00

ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL STEPHENSON AND HANNAH STEPHENSON,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JILLIAN E. BERTOLUCCI, AN UNMARRIED WOMAN AND GRANT B. WILLIAMS, AN UNMARRIED MAN,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declarations of Covenants, Conditions and Restrictions for 539 American Road Homes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20171220-0129467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being a portion of the same property conveyed to DANIEL STEPHENSON AND HANNAH STEPHENSON, HUSBAND AND WIFE, by deed from CAROL DELEN HOLBROOK, of record in Instrument No. 20170404-0032536, dated March 31, 2017, said Register's Office.**

This is improved property commonly known as: **539 A American Rd Nashville, TN 37209.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 1st day of March, 2019.

DANIEL STEPHENSON

HANNAH STEPHENSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANIEL STEPHENSON AND HANNAH STEPHENSON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of ~~February~~ March, 2019

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020