WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2019.

Notary Public
COMMISSION EXPIRES: 02/10/2021

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 201831 **DEEDWARR**
03/05/2019 08:27:42 AM 2 pgs
Fees: $13.00 Taxes: $525.40

20190305-0019791

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George C. Luken Johnnie A. Luken	Suntrust	075-16-0-001
(NAME)	(NAME)	
1712 Hunters Branch Road	PO Box 79041	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Baltimore MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kimberly Stevens f/k/a Kimberly Westfeld and husband Marshall Stevens,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George C. Luken and Johnnie A. Luken, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 43-A on the Plan of Meadows of Tulip Grove, Section 1, Zone Lot Division Lots 42-44 of record in Book 5200, Page 612 and as amended in Book 6231, Page 154, and Book 6900, Page 306, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Westfelt and husband, Marshall Stevens from James J. Sylvis and wife, Pamela C. Sylvis by Warranty Deed dated October 19, 2001 and recorded November 7, 2001 in Instrument No. 20011107-0122430, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Kimberly Stevens by Quitclaim Deed from Kimberly Westfelt in Instrument No. 20050705-0076813 date 06-17-2005 and recorded on 07-05-2005. Kimberly Westfelt and Kimberly Stevens are one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 721 Mercer Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No.: 851-19
Warranty Deed Individual LES rev. 09-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, 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 our hands this 28th day of February, 2019.

Kimberly Stevens f/k/a Kimberly Westfelt

Marshall Stevens

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kimberly Stevens f/k/a Kimberly Westfelt and Marshall Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2019.

S. Nixon Pressley

Commission Expires: 02/10/2021



NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE