Name and Address of New Owner:
Carla Stephenson and Wendi McConnell
302 Brooksboro Terrace
Nashville, TN 37217

Send Tax Bills To:
Carla Stephenson and Wendi McConnell
302 Brooksboro Terrace
Nashville, TN 37217

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 205533 DEEDWARR
03/13/2019 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $554.63
20190313-0023174

Map & Parcel No: 10816026800

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, **Wendi McConnell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carla Stephenson and Wendi McConnell,** tenants in common, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County. Tennessee, being Lot No. 14-B on the Zone Lot Division, Lot 14, 16 and 18 of Section 4 of Lakeview Hills Subdivision, of record in Plat Book 6250, Page 213, Register's Office for Davidson County, Tennessee to which Plat reference is made for a more complete and accurate description.

Being the same property conveyed to Wendi McConnell, a married woman by Warranty Deed from Tonie Do, a married woman dated September 23rd 2015 and recorded September 25th 2015 of record in Instrument No. 20150925-0097720, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 1st day of March, 2019.

_____ (SEAL)
Wendi McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2019, before me personally appeared Wendi McConnell, 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 1st day of March, 2019.

_____
Notary Signature
My commission expires:
11/8/21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

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 $149,900.00, 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
1st day of March, 2019.

_____
Notary Public
My commission expires: 11.8.21
File No. 19-781

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212