Karen Johnson Davidson County
Batch# 206179 DEEDWARR
03/15/2019 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20190315-0023782

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2019.

Kajeen Salih
Notary Public

MY COMMISSION EXPIRES: 3·10·19

(AFFIX SEAL)

KAJEEN SALIH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evan C. Bangert	New Owner	0901160F00200CO
(NAME)	(NAME)	
539 - B American Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daniel Stephenson and Hannah Stephenson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Evan C. Bangert,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*Single

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" on the Declaration of Covenants, Conditions, and Restrictions of 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.

Being part of the same property conveyed to Daniel Stephenson and wife, Hannah Stephenson by deed dated March 31, 2017 from Carol Delene Holbrook of record in Instrument No. 20170404-0032536, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 539 - B American Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 9th day of March, 2019.

Daniel Stephenson

Hannah Stephenson

State of Tennessee
County of Davidson

On this 9th day of March, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Daniel Stephenson and Hannah Stephenson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 9th day of March, 2019.

Notary Public
My Commission Expires: 3-10-19

KAJEEN SALIH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 19-Bangert

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines**, 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY