THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190419930

Karen Johnson Davidson County
Batch# 224960 DEEDWARR
05/02/2019 02:21:41 PM 2 pgs
Fees: $13.00 Taxes: $1,822.25

20190502-0041124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $492,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Southern Plantation Investments, LLC 9606 Versailles Court Brentwood, TN 37027	New Owner	Tax Parcel ID No. 118-14-0-082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David P. Stephan, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Southern Plantation Investments, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 3, on the Map of Longview Manor, Sections One and Two, of record in Book 1424, Page 127, Register's Office for Davidson County, TN, to which plan reference is hereby made for complete description thereof.

Being the same property conveyed by Quit Claim Deed from Elizabeth Joye Stephan to David P. Stephan, as recorded on the 16th day of September, 2015 in Instrument No. 20150916-0093728 and Warranty Deed from Jessica B. Sheridan and husband, Chad C. Sheridan to David P. Stephan, a married man, as recorded on the 20th day of March, 2009 in Instrument No. 20090320-0025372, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGVIEW MANOR, SECTION ONE AND TWO, as recorded in Plat Book 1424, Page(s) 127.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5713, Page 772.

This is improved property located at 3504 Rainbow Place Nashville TN 37204

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 30th day of April, 2019.

David P. Stephan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David P. Stephan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2019.

Notary Public

My Commission Expires: _____

