Karen Johnson Davidson County
Batch# 233394 DEEDWARR
05/23/2019 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,120.95
20190523-0048731

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $843,500.00.

Affiant

Subscribed and sworn before me this the 21st day of May, 2019.

Notary Public
My commission expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marcus Williams 918 Tulip Grove Road Hermitage, TN 37076	Guaranty Home Mortgage Corp. 316 Robert Rose Dr. Murfreesboro, TN 37129	086-00-0 312.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CYNTHIA O. STEVENS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARCUS WILLIAMS, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee being Lot No. 9 on the unrecorded survey of Dale and Associates, Inc., Surveyors, dated July 26, 1985, fully described as follows:

BEGINNING at a point situated in the westerly margin of Tulip Grove Road, (50' R.O.W.) said point also being the easterly corner of the property herein described; thence, along said westerly margin of Tulip Grove Road, a curve with a radius of 1089.31 feet and a length of 75.00 feet to a point; thence, South 85 degrees 44' 28" West, a distance of 1023.86 feet to a point; thence North 12 degrees 07' 03" East, a distance of 290.00 feet to a point; thence South 88 degrees 55' 22" East, a distance of 763.91 feet to a point; thence South 60 degrees 44' 39" East, a distance of 246.71 feet to the point of beginning and containing 5.14 acres of land, more or less.

Being the same property conveyed to Cynthia O. Stevens by deed from Charles Leon Stevens, dated 07/26/2005, of record in Instrument No. 20050726-0087109, said Register's Office.

The said Cynthia O. Stevens being married to Lonnie Stevens. Lonnie Stevens joins in this conveyance to convey any interest that he may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 918 Tulip Grove Road, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of May, 2019.

Cynthia O. Stevens

Lonnie Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia O. Stevens and Lonnie Stevens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2019.

My commission expires:

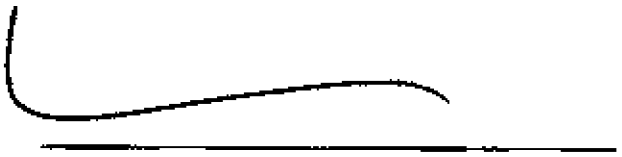
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

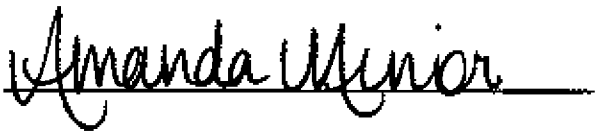
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

