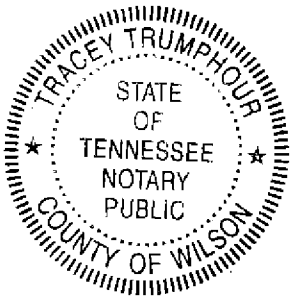
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Nathan Kent	New Owner	084-14-0-001
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 244538 DEEDWARR 06/17/2019 02:56:30 PM 3 pgs Fees: $18.00 Taxes: $1,657.60 20190617-0058168
2014 Brookview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rodica Stan and Samuel Stan, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto James Nathan Kent and Melissa Moon Kent, husband and wife, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 85, on the plan of Section Two, Donelson Meadows, of record in Book 2133, Pages 100 and 101 as corrected in Book 3946, Page 916, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Beginning at a point on the Westerly margin of the terminus of Brookview Drive at the common corner of Lots Nos. 84 and 85, and running thence; with the line between said lots, Westerly 203.9 feet to the Easterly margin of the Tennessee Central Railroad right-of-way; thence with the line of the same southwestwardly along a slight curve, 452.26 feet to a point; thence South 33 deg. 08' East 310.4 feet to an iron pin in the root of a maple tree; thence North 48 deg. 52' East 383.4 feet to an iron pin by a fence post; thence northwestwardly 241.6 feet to a point in the line between Lots 85 and 86, said point being 60 feet South of the Southerly margin of Brookview Drive; thence with the line between said two lots northeastwardly 60 feet to the Southerly margin of said Brookview Drive; thence with said drive around a curve with a radius of 50 feet, northwestwardly 64.7 feet to the beginning.

Being the same property conveyed to Rodica Stan, a married woman, and husband, Samuel Stan by Warranty Deed from Margaret G. Burke, Trustee of the Margaret G. Burke Living Trust, Established by the Revocable Trust Agreement of Margaret G. Burke, Dated June 18, 2003, dated 05/15/2007 and recorded 05/17/2007, of record in Instrument 200705170059084, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 2133, Page 100, Plat Book 2133, Page 101 and Amendment recorded as Book 3946, Page 916, in the Register's Office for Davidson County, Tennessee;

Covenants, conditions, easements and restrictions recorded in Book 2283, Page 361, Register's Office for Davidson County, Tennessee, together with all amendments thereto

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ 2014 Brookview Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of June, 2019 .

Rodica Stan

Rodica Stan

Samuel Stan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodica Stan and Samuel Stan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of June, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201906170058168

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY