Karen Johnson Davidson County
Batch# 245925 DEEDWARR
06/20/2019 09:23:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20190620-0059415

1231-19

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Michelle Maldonado 728 Bluewater Drive Nashville, TN 37217	Supreme Lending PO Box 732189 Dallas, TX 75373	Map 150.1 Parcel 206.00

This instrument prepared by: Trent Notestine, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205 Information furnished by the parties hereto.
19-05-15978

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 sufficiency of all of which are hereby acknowledged, Stevens Group, LLC, a Tennessee Limited Liability Company, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Michelle Maldonado,# (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Harbor Gate, Section 2, Revised as of record in Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stevens Group, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Terry D. Stevens and Anita G. Stevens of record in Instrument 20140108-0002189, Register's Office for Davidson County, Tennessee.

This is improved real property located on 728 Bluewater Drive, Nashville, TN 37217

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson.
2. To all the matters as disclosed on plan of record in Plat Book 6366, page 494, Register's Office for Davidson County, Tennessee.
3. Easement as of record in Book 2242, page 247, Book 2875, page 299, Book 5780, page 952, Book 4438, page 703, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $275,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 18th day of June, 2019.
(Notary Public
(My Commission Expires: 05/03/21

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

unmarried woman

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor do covenant with the said Grantee that the Grantor are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor are further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of June, 2019.

Stevens Group, LLC

Member

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Terry Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be member of the Stevens Group, LLC, a Tennessee Limited Liability Company and as such acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the Stevens Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that he/she as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as member.

WITNESS my hand and official seal at Nashville, Tennessee this 11th day of June, 2019.

Notary Public

My Commission Expires: 05/03/21

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021