WARRANTY DEED

Karen Johnson Davidson County
Batch# 257121 DEEDWARR
07/15/2019 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20190715-0068925

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,000.00.

Affiant

Subscribed and sworn to me on 07/12/19.

NOTARY PUBLIC
My Commission Expires: 11-08-2021

Morgan Harrison
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adrian Olivares Jennifer Norton 3806 Nebraska Avenue Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	104 01 0 208.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles T. Stevens, III and wife, Jennifer Bowers, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Adrian Olivares and Jennifer Norton, husband and wife, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, TN, Being Lot No. 3, on the Plan of Subdivision of Lots 80, 81 & 82 in West Grove Subdivision, of record in Plat Book 547, Page 14, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed by Quitclaim Deed from Charles Turney Stevens, III to Charles T. Stevens, III and wife, Jennifer Bowers, as recorded on the 21st day of November, 2012 in Instrument No. 20121121-0107311 and Warranty Deed from Gretchen L. Swift (Now known as Gretchen L. Kalonick) to Charles Turney Stevens, III, as recorded on the 20th day of March, 2009 in Instrument No. 20090320-0025425, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3806 Nebraska Avenue, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 07/12/19.

Charles T. Stevens, III

Jennifer Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/12/19, before me personally appeared Charles T. Stevens, III and Jennifer Bowers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/12/19.

NOTARY PUBLIC

Morgan Harrison
State of Tennessee Notary Public
Davidson County

My Commission Expires: 11-08-2021

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

