Karen Johnson Davidson County
Batch# 277371 DEEDWARR
08/28/2019 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190828-0086934

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 12/21/22
File No. G19-6199

DEBORAH A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF [illegible]

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Todd A. Randolph and Elizabeth Randolph	Farm Bank	108-16-87
(NAME)	(NAME)	
1544 Centerpoint Rd.	221 Indian Lake Blvd.	
(STREET ADDRESS)	(STREET ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Matthew F. Stephens and Amber A. Stephens, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd A. Randolph and Elizabeth Randolph, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot 35-A on the Plan of Zone Lot Division Lots 35, 36, 37 37 of Sect. 3 of Lakeview Hills Subd., as shown by plat of record in Plat Book 5200, Page 680 (which amends Plat Book 5190, Page 728), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amber Blackburn, unmarried, and Bob Blackburn, married, by deed from Clayton A. Wyse and Jowanna Wyse, married, dated September 29, 2008, of record in Instrument No. 20081023-0106191, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew F. Stephens and Amber A. Stephens, husband and wife by Deed dated August 11, 2012 from Amber A. Stephens fka Amber Blackburn, a married woman who acquired title as unmarried herein joined by her spouse, Matthew F. Stephens and Bob Blackburn, a married man herein joined by his spouse, Kathy Blackburn, recorded August 23, 2012, in Instrument Number 20120823-0075698, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: 1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5190, page 728 and amended in Plat Book 5200, page 680, Register's Office for

Davidson County, Tennessee.

2. Restrictions as recorded in Book 6156, page 638, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1315 Island View Court, Nashville, TN 37214.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 23rd day of August, 2019.

Matthew F. Stephens

Amber A. Stephens

STATE OF Georgia
COUNTY OF Cherokee

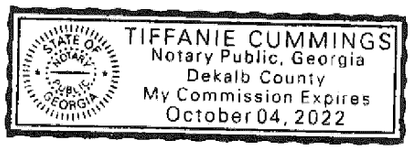
On this 23rd day of August, 2019, before me personally appeared Matthew F. Stephens and Amber A. Stephens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2019.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066



True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019