WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle Steadman and William Steadman, III 5114 Ander Drive Brentwood, TN 37027	Same	181-10-0E-083.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Steven W. Ovens and Ruth Ann Ovens, husband and wife hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michelle Steadman and William Steadman, III, a married couple, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Phase One, Section Two, High Point of record in Plat as Instrument No. 20110620-0047097, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven W. Ovens and Ruth Ann Ovens, husband and wife, by Warranty Deed from Joshua Thompson and Morgan Thompson, dated 05/01/2014 and recorded 05/06/2014, of record in Instrument 201405060038405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5114 Ander Drive, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 280615 DEEDWARR
09/04/2019 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20190904-0089296

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. 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/our hand(s) this the 27 day of August, 2019.

Steven W. Ovens

Ruth Ann Ovens

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

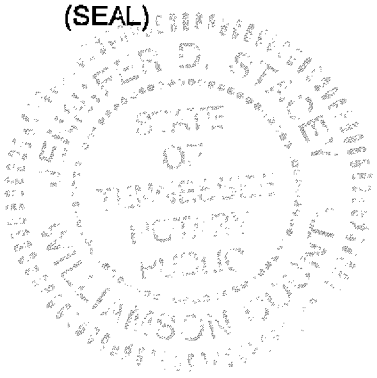
Befcre me, the undersigned authority, a Notary Public within and for the State and County, appeared Steven W. Ovens and Ruth Ann Ovens with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27 of August, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)



True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

