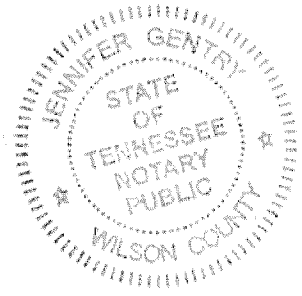
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jean R. Dutherville	F&M Bank	173 16 0A 194.00
(NAME)	(NAME)	
3816 Grant Ridge Ln.	PO Box 451	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian D. Stevenson and spouse, Brian R. Willey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jean R. Dutherville, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016 and being correct by Surveyors Certificate of Correction recorded as Instrument No. 20030331-0042208, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian D. Stevenson by Warranty Deed from Michele P. Henderson, an unmarried woman and Cynthia L. Lopez, an unmarried woman dated June 13, 2017, recorded June 15, 2017, as Instrument No. 20170615-0060092, in said Register's Office for Davidson County, Tennessee.

Brian R. Willey, spouse of Brian D. Stevenson, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3816 Grant Ridge Ln., Antioch, TN 37013

File Number: MTJ-1907918FC

Karen Johnson Davidson County
Batch# 280840 DEEDWARR
09/05/2019 09:31:30 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40
20190905-0089647

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 our hands this 29th day of August, 2019

Brian D. Stevenson

Brian D. Stevenson

Brian R. Willey by Brian D. Stevenson, his Attorney in fact

Brian R. Willey by Brian D. Stevenson, his
Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brian D. Stevenson, and Brian R. Willey by Brian D. Stevenson, his Attorney-in-fact, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2019.

Jennifer Gentry

Notary Public

My Commission Expires: 6/9/2020

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(SEAL)

True Copy Certification

I, Penny Y. Ray, 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 document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number:

201909050089647