WARRANTY DEED

Karen Johnson Davidson County
Batch# 293628 DEEDWARR
10/01/2019 08:58:35 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20191001-0099669

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

LEE E. CRAWFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

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)
Mark William Stevens and Abby E. Lemons 1511 Woodmont Boulevard Nashville, TN 37215	F & M Bank 50 Franklin Street Clartksville, TN 37040	117-12-0-099.00

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, **Stevens & Associates, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mark William Stevens and Abby E. Lemons, husband and wife**, 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 6 of Block "B" on the Map of Clairmont Subdivision, of record in Book 974, Page 8, of the Register's Office for said County.

Said Lot 6 fronts 80 feet on the southerly side of Woodmont Avenue or Boulevard and runs back 197.87 feet on the westerly line and 200 feet on the easterly line, to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Stevens and Associates, Inc. by Warranty Deed from James Joseph Kirkpatrick, Sr., Alan James Kirkpatrick, James J. Kirkpatrick, Jr., Martha Margaret Bonar, and Lori Ann Hedges, dated 02/24/1988 and recorded 02/24/1988, of record in Book 7476, Page 96, Register's Office for Davidson County, Tennessee. (Value of consideration shown on the aforementioned deed is $134,000.00)

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: 1511 Woodmont Boulevard, Nashville, TN 37215

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 30th day of September, 2019.

Stevens and Associates, Inc.

BY: Charles T. Stevens, Jr., President
Charles T. Stevens, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles T. Stevens, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Stevens & Associates, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained be signing for Stevens & Associates, Inc., as President.

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE