Karen Johnson Davidson County
Batch# 299959 DEEDWARR
10/11/2019 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20191011-0104548

Name and Address of New Owner:
Jennifer S. Stevens and Zachary A. Stevens
2520 Val Marie Dr.
Madison, TN 37115

Send Tax Bills To:

New Owners (same as property address)

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 034-07-0B-016.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teresa McLemore an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer S. Stevens and Zachary A. Stevens, Wife and Husband,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Being Lot Number 16 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as Instrument Number 20080821-0086071 amended at Instrument Nos. 20151112-0115172 and 20151217-0127190. Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to Teresa McLemore, a married woman by Warranty deed from Domus Builders, LLC of record in Instrument No. 20160829-0090185 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 29, 2016. (Value of consideration shown in aforementioned deed $259,990.00.) Being also known as 2520 Val Marie Dr 16 Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of September, 2019.

Teresa McLemore (SEAL)
Teresa McLemore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teresa McLemore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2019.

Notary Public
My commission expires: 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $334,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of September, 2019.

Notary Public
My commission expires: 10-7-19

SEAN HUDDLESTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-07-2019

File No. 2019-377

Certificate of Authenticity

I, Sean Huddleston, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me Sean Huddleston, a notary public for this county and state, Stephanie Coleman 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: 3-21-23

Notary's Seal (If on paper)

STEPHANIE COLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY