Karen Johnson Davidson County
Batch# 336633 DEEDWARR
12/31/2019 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20191231-0134749

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

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

Notary Public

My Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Trevor Lewis Bivens and Jessica Lynne Bivens 604 Chestwick Court Antioch, TN 37013	BANK OF ENGLAND #500 5 STATEHOUSE PLAZA LITTLE ROCK, AR 72201	151 09 0A 228.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **Jeffrey Brewer, a single man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevor Lewis Bivens and Jessica Lynne Bivens, 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:

Property known as 604 Chestwick Court Antioch, TN 37013, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of the Final Plat of Long Hunter Chase, a residential planned unit development, Phase 3, Section I, of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Brewer, a married man, by deed from Archa Turner, a single woman dated 3/21/2016, recorded 3/29/2016 filed of record in Instrument No. 201603290029413, said Register's Office.

Tax Map and Parcel ID is as follows 151 09 0A 228.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 604 Chestwick Court, Antioch, TN 37013

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 hand this 26th day of December, 2019.

Jeffrey Brewer

STATE OF WV
COUNTY OF Raleigh

On this 26th day of December, 2019, before me personally appeared **Jeffrey Brewer**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of December, 2019.

Janey L Adkins
Notary Public

Commission Expiration:

08-02-2023

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
JANEY L. ADKINS
230 MOUNTAIN LANE
SHADY SPRING, WV 25918
My commission expires August 02, 2023

LTE File No.: 19-2301TN

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022