THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191223996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this7th day of January, 2020.

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 3/25/2023

Karen Johnson Davidson County
Batch# 340189 DEEDWARR
01/08/2020 08:47:29 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200108-0002446

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Damon G. Evans 7912 Kirkfield Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 181-01-0B-251.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley D. Stephenson and Jenny G. Stephenson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Damon G. Evans**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 80, as shown on the map entitled Section One Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRADLEY D. STEPHENSON and JENNY G. STEPHENSON, HUSBAND AND WIFE, by deed from ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20130719-0074998, dated July 18, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 181-01-0B-251.00 CO.

Matters shown on the Plan of record in Instrument No. 20071214-0123931, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11069, page 14 and made applicable in Instrument No. 20071214-0143932, said Register's Office.

By-Laws contained in instrument of record in Book 11069, page 24, said Register's Office. Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, said Register's Office.

Slope Easement of record in Instrument No. 20070725-0088276, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040723-0088186 and Instrument No. 20060809-0097605, said Register's Office.

Right-of-Way Easement of record in Book 2203, page 579 and Book 2241, page 11, said Register's Office.

Easement for the flow of the water of Mill Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of Mill Creek, free from diminution or pollution.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.

This is improved property located at 7912 Kirkfield Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of January, 2020.

Bradley D. Stephenson

Jenny G. Stephenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley D. Stephenson and Jenny G. Stephenson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021