This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9166-288

ADDRESS NEW OWNER:
Ryan Landry
1403 Riverbrook Drive
Hermitage, TN 37076

MORTGAGEE:
Quicken Loans, Inc.
1050 Woodard Avenue
Detroit, MI 48226-1906

Karen Johnson Davidson County
Batch# 351763 DEEDWARR
02/03/2020 08:53:12 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20200203-0011954

SEND TAX BILL TO:
Mortgagee

Parcel ID:
097-02-0A-288.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles H. Stevens and Mary Lea Stevens, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Ryan Landry, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of the Final Plat of the Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Charles H. Stevens and Mary Lea Stevens, husband and wife by Deed dated September 26, 2016 from Marlese Elisabeth Stevens, married, in Instrument Number 20160928-0102091, Register's Office for Davidson County, Tennessee.

This is improved property known as 1403 Riverbrook Drive, Hermitage, TN 37076. Possession is to be given on January 31, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of January, 2020.

Charles H. Stevens

Mary Lea Stevens

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles H. Stevens and Mary Lea Stevens, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2020.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$245,000.00**.

AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY