This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6252

#46141

Karen Johnson Davidson County
Batch# 359441 DEEDWARR
02/18/2020 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200218-0017722

STATE OF TENNESSEE
COUNTY OF Williamson

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of February, 2020

Notary Public
My Commission Expires: 3/25/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DeFatta Custom Homes 110 Reynolds Rd Franklin TN 37064	New Owner	091-13-0-109

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **Kenneth D. Bever and Rhonda L. Bever, Trustees of Kenneth and Rhonda Bever Living Trust, dated March 25, 2016**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DeFatta Custom Homes LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 149, as shown on the map entitled West Nashville Heights, of record in Plat Book 332, page 127, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Kenneth D. Bever and Rhonda L. Bever, Trustees, or their successors in trust, under the Kenneth and Rhonda Bever Living Trust, dated March 25, 2016 by Quitclaim Deed from Kenneth D. Bever and Rhonda L. Bever, husband and wife, dated August 15, 2017, recorded August 18, 2017, of record in Instrument No. 20170818-0085030, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Kenneth David Bever and Rhonda Lynnis Bever, husband and wife by Warranty Deed from Brian Drinkwine and Sarah Drinkwine, husband and wife, dated May 31, 2017, recorded June 2, 2017, of record in Instrument No. 20170602-0054957, said Register's Office.

This is improved property located at: **511 Stevenson Street, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 14th day of February, 2020.

GRANTOR:

Kenneth and Rhonda Bever Living Trust, dated March 25, 2016

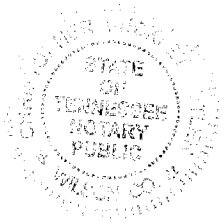
By: Kenneth D. Bever
Kenneth D. Bever, Trustee

By: Rhonda L. Bever
Rhonda L. Bever, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth D. Bever and Rhonda L Bever, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of Kenneth and Rhonda Bever Living Trust, dated March 25, 2016, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of February, 2020.



Notary Public
My Commission expires: 9-20-21

202002180017722

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

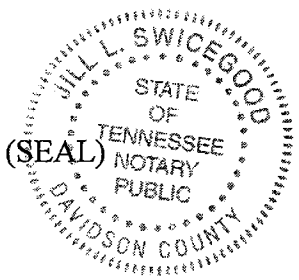
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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