Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 1st day of April, 2020.

Notary Public
My commission expires:

02-2003-50826

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kevin Stoffer Ashton Brooke Stoffer 36 Nickleby Down Brentwood TN 37027	Regions Bank dba Regions Mortgage 2050 Parkway Office Ct. Birmingham, AL 35244	172-01-0-A-061.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joel F. Hargraves and Shannon J. Barry n/k/a Shannon Barry Hargraves, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin Stoffer and Ashton Boyd a/k/a Ashton Brooke Stoffer**, hereinafter called the Grantees, their successors 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. 61, on the Plan of Copperfield Revised, of record in Book 6900, Pages 555, 556, 557, 558, and 559, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel F. Hargraves and Shannon J. Barry, husband and wife by deed from Sinecio L. Cordero and Kari A. Mingolello, husband and wife, dated June 16, 2015, recorded June 18, 2015, of record in Instrument No. 20150618-0058275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **36 Nickleby Down, Brentwood, TN 37027.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 381339 DEEDWARR
04/03/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20200403-0035755

WITNESS my hand this 1 day of April, 2020.

Joel F. Hargraves

Shannon Barry Hargraves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joel F. Hargraves and Shannon Barry Hargraves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1 day of April, 2020.

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 07/24/2023

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY