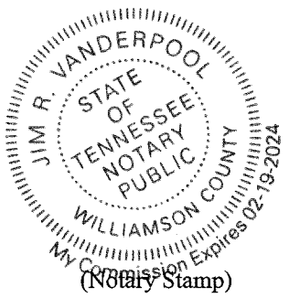
Karen Johnson Davidson County
Batch# 392896 DEEDWARR
04/29/2020 07:51:30 AM 2 pgs
Fees: $13.00 Taxes: $1,211.75
20200429-0044483



(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $327,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2020.

Notary Public

My commission expires: 2/19/2024

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Donald D. Stephens and Jonelle E. Stephens** | **New Owner** | **141-12-0D-102.00-CO** |
| **102 Morton Mill Circle** | | |
| **Nashville, TN 37221** | | |

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,

**John William Hite, IV, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Donald D. Stephens and Jonelle E. Stephens, 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:

Land in Davidson County, Tennessee, being Unit No. 102 (and driveway serving said lot) on the Plan of Third Revision, Morton Mill Estates of record in Plat Book 7900, Page 561, 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 John William Hite, IV, by Warranty Deed, from Elliott Leon Stromatt, Sr., Trustee of the Evelyn Mildred Piper Revocable Living Trust U/A/D November 5, 2015, of record in Instrument No. 20160309-0022692, dated March 7, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 7546, Page 145, amended in Book 7936, Page 704, Book 8079, Page 804, Instrument No. 20190605-0053782, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 7546, Page 154, amended in Book 7936, Page 709, Register's Office for Davidson County, Tennessee.
Charter for Homeowner's Association of record in Book 7414, Page 335, Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowner's Association of record in Book 7584, Page 963, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
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 is improved property known as 102 Morton Mill Circle, Nashville, TN 37221.

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 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/our hand(s) this 27th day of April, 2020.

John William Hite, IV

*Jennifer Michelle Hite, spouse of John William Hite, IV, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Jennifer Michelle Hite

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of April, 2020, before me personally appeared John William Hite, IV and wife, Jennifer Michelle Hite, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2020.

RUSSELL J McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

Notary Signature
My commission expires:

File #: 20-211
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

**Certificate of Authenticity**

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23