Karen Johnson Davidson County
Batch# 410840 DEEDWARR
06/05/2020 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20200605-0057860

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1345

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
This 27th day of May, 2020

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/6/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven Alexander Barclay and Sarah Celikiz-Willey 400 West Due West Avenue Madison, TN 37115	Ameris Bank and/or Secretary of HUD, ISAOA/ATIMA 1000 Corporate Centre Drive Franklin, TN 37067	051-07-0-027.00

WARRANTY DEED

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, I/WE,

Justin E. Stephenson, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Alexander Barclay and Sarah Celikiz-Willey, as joint tenants

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 11 on the Subdivision of the Beasley Property, Section One, not of record described according to a survey made by W.W. Turner Company, Engineers, June 14, 1950, as follows:

BEGINNING on the northerly margin of Due West Avenue at the corner of Lots Nos. 10 and 11, being the, southeast corner of the property conveyed to James S. Miller and wife, by Deed from Susie Mae Beasley, et al of record in Book 1938, Page 433, said Register's Office; thence with the line between two lots northerly 350 feet; thence easterly 150 feet to the westerly margin of a 60-foot unnamed street; thence with said street, southerly 325 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.3 feet to the northerly margin of Due West Avenue; thence with said Avenue westerly 125 feet to the beginning.

Being the same property conveyed to Justin E. Stephenson, a single man, by Warranty Deed from Byron Kanaday, unmarried, of record in Instrument No. 20170524-0051871, Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 24, 2017. (Value or consideration shown in aforementioned deed $289,900.00.)

Being also known as 400 West Due West Avenue, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 400 West Due West Avenue, Madison, TN 37115

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of May, 2020.

Justin E. Stephenson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin E. Stephenson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of May, 2020.

Notary Public
My Commission Expires: 9/6/2022

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

True Copy Certification

I, **Jennifer Pennell**, 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.

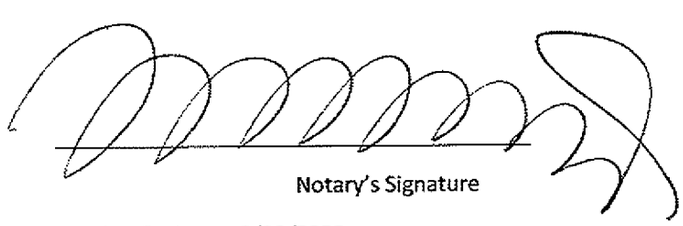


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

