Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1249

Karen Johnson Davidson County
Batch# 429939 DEEDWARR
07/02/2020 07:24:31 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200702-0071627

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald B. Stephenson and Catherine Stephenson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry L Theobald and Maria Teresa Theobald, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Lee

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Harpeth Knoll Planned Unit Development of record in Plat Book 5200, Page 764, 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 Gerald B. Stephenson and Catherine Stephenson, husband and wife by Warranty deed from Robert Garry Chaffin, an unmarried man of record in Instrument No. 20060822-0103427 Register's Office for Davidson County, Tennessee, dated August 18, 2006 and recorded on August 22, 2006 and Re-Recorded on September 12, 2006 in Instrument No. 20060912-0112581.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 675 Harpeth Trace, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Barry L. Theobald
675 Harpeth Trace
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
143-02-0C-041.00-CO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-MS20675

WITNESS THE EXECUTION HEREOF this 16th day of June, 2020.

Gerald B. Stephenson

Catherine Stephenson

State of Tennessee)
County of Davidson)

On this 16th day of June, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gerald B. Stephenson and Catherine Stephenson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 270,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of June, 2020.

Notary Public

My Commission Expires: _____

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024