WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

Subscribed and sworn to me on July 13, 2020.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24493.2020

Karen Johnson Davidson County
Batch# 439066 **DEEDWARR**
07/16/2020 11:33:32 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20200716-0078033

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley Nicole Burns 1360 Crow Point Place Nashville, TN 37211	CMG Mortgage, Inc. d/b/a CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	161 06 O A 197.00 co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul D. Stevens, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto **Ashley Nicole Burns, single, (hereinafter called "Grantee"),** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Unit 197 on the Plan of Oakhill Townhomes, Phase 3, Lot 3 as shown as Exhibit A-1 to the Second Supplement Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument Number 20080709-0070601, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Paul D. Stevens, a single man, by Deed dated May 20, 2011 from Centex Homes, a Nevada General Partnership and being of record in Instrument Number 20110523-0039184, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of same when they become due and payable.
2. Any and all notes and matters on the Plan of record in Instrument Number 20080605-0058042, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, said Register's Office.
4. Deed conveying the open space/common area to Oakhill Townhomes Homeowners Association, Inc. of record in Instrument Number 20080909-0092190, said Register's Office.
5. Stormwater Detention Agreement of record in Instrument Number 20070205-0014422, said Register's Office.

This property is known as improved property located at 1360 Crown Point Place, Nashville, Tennessee 37211.

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, his heirs and assigns, forever, and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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.

*I, Karen Stevens, spouse of Paul D. Stevens, also join in this conveyance for the sole purpose of conveying any and all marital rights that I may have in the within described property by virtue of my marriage to Paul D. Stevens or otherwise.

Executed on this 13th day of July, 2020.

Paul D. Stevens

Karen Stevens

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, Notary Public of said County and State, Paul D. Stevens and wife, Karen Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on July 13, 2020.

NOTARY PUBLIC

My Commission Expires: 6-10-23

