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WARRANTY DEED

Karen Johnson Davidson County
Batch# 452416 **DEEDWARR**
08/07/2020 11:27:17 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200807-0088090

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00.**

William H. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2020.

Jennifer D. Stacey
Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William H. Stephens 116 Hearthstone Manor Cir Brentwood, TN 37027	First Bank 318 Seaboard Lane Suite 205 Franklin, TN 37067	160-15-0A-035.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Douglas Raymond Clement, Trustee of the Shirley F. Clement Revocable Trust Dated August 2, 2018**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William H. Stephens, unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 35, Building 8 on the Plan of Condominium Site Plan Phase III Hearthstone Manor, of record in Book 6200, Page 144 and amended in Plat Book 6250, Page 493, Register's Office for said county and to which reference is made for acomplete description thereof.

Being the same property conveyed to Shirley F. Clement, a single Person, by Warranty Deed from Anna C. Carter, unmarried, dated 02/22/2000 and recorded 02/29/2000, of record in Instrument 200002290019714, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley F. Clement, Trustee, or any successor Trustee of the Shirley F. Clement Revocable Trust Dated August 2, 2018, by Quitclaim Deed from Shirley F. Clement, dated 08/06/2018 and recorded 08/10/2018, of record in Instrument 201808100079057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

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 do 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 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 hand this the 5th day of August, 2020.

Douglas Raymond Clement

Douglas Raymond Clement, Trustee

STATE OF WISCONSIN

COUNTY OF Waukesha

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Douglas Raymond Clement, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of the Shirley F. Clement Revocable Trust Dated August 2, 2018, the within named bargainor, and that he as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Shirley F. Clement Revocable Trust Dated August 2, 2018 by the said Douglas Raymond Clement as such Trustee.

Witness my hand and official seal, this the 5th of August, 2020.

Notary Public

My Commission Expires: 1·23·2023

(SEAL)

