THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728579**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $182,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 457563 DEEDWARR
08/14/2020 03:18:01 PM 2 pgs
Fees: $13.00 Taxes: $673.40

20200814-0091557

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Franklin Pewett 345 Summit Ridge Circle Nashville TN 37215	F&M Bank 50 Franklin St Clarksville TN 37040	Tax Parcel ID No. 131-05-0B-345.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drew M. Stevens and Barbara F. Stevens, Trustees of the Stevens Family Trust, dated September 12, 2002** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin A. Pewett**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 345, on the Horizontal Property Regime for Four Seasons Condominium, as recorded in the Master Deed of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description , together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BARBARA STEVENS and DREW STEVENS, HUSBAND AND WIFE, by deed from JOHN FOSTER NICHOLS, of record in Instrument No. 20140606-0049572 , dated May 19, 2014 , said Register's Office.

BARBARA STEVENS and DREW STEVENS conveyed their interest to STEVENS FAMILY TRUST, DATED SEPTEMBER 12, 2002, DREW M. STEVENS AND BARBARA F. STEVENS, TRUSTEES , by deed of record in Instrument No. 20190520-0047598, dated April 30, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-05-0B-345.00 CO.

Matters shown on the Plan of record in Plat Book 5050, page 30, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Book 6841, page 349 amended in Book 6847, page 122, said Register's Office. Easement Agreement of record in Book 6869, page 157, Consent of record in Book 6869, page 162 and re-recorded in Book 6870, page 966, said Register's Office.

Easements of record in Book 5158, page 852, said Register's Office.

Easement Agreement of record in Book 7776, page 899, said Register's Office.

Easement Agreement of record in Instrument No. 20010912-0099679, said Register's Office.

Grant of Easement of record in Instrument No. 20120521-0043888, said Register's Office.

This is improved property located at 345 Summit Ridge Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2020.

Stevens Family Trust, dated September 12, 2002

By: Drew M. Stevens, Trustee

By: Barbara F. Stevens, Trustee

STATE OF Nevada)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Drew M. Stevens, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Stevens Family Trust, dated September 12, 2002, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~12th~~ 11th day of August, 2020.

Notary Public

My Commission Expires: 04-09-2022

LELA PALSGROVE
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 10-2206-1
MY APPT. EXPIRES 04-09-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara F. Stevens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Stevens Family Trust, dated September 12, 2002, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of August, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 29, 2022