ADDRESS NEW OWNER: Felix Banks
Valda Banks
112 Hickory Park Lane
Antioch, TN 37013

SEND TAX BILL TO: SAME

MAP-PARCEL NOS. 16313000100

Karen Johnson Davidson County
Batch# 469120 DEEDWARR
09/03/2020 10:21:34 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20200903-0100361

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert T. Stephenson and Tiffany Ann Rose Stephenson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Felix Banks and Valda Banks, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain tract of parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 10 on the Plan of Bell Trace, Section One, as shown on plat of record in Book 5210, Page 36, Register's Office of Davidson County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert T. Stephenson and wife, Tiffany Ann Rose Stephenson, from Deborah Carolyn Knox, a single woman, by Warranty Deed recorded on December 26, 2013, in Instrument No. 20131226-0130126, Register's Office for Davidson County, Tennessee.

This is property with a common address of 112 Hickory Park Lane, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5210, Page 36, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 5323, Pager 770; as amended in Book 5370, Page 114; and in Book 5324, Page 211, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of September 2020.

Robert T. Stephenson

Tiffany Ann Rose Stephenson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert T. Stephenson and Tiffany Ann Rose Stephenson, husband and wife** , with whom I am personally acquainted, or who 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 at office this 2nd day of September 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Affiant

Subscribed and sworn before me this 2nd day of September 2020.

Joyce Jordan
Notary Public
My Commission Expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

File No. 2008K168