WARRANTY DEED

Karen Johnson Davidson County
Batch# 507509 **DEEDWARR**
11/02/2020 03:04:44 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20201102-0128008

JM-SB-PR-20-488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Stephens and Krista Lopez Stephens	**First National Bank of Middle Tennessee**	
(NAME) **448 Summit Oaks Dr**	(NAME) **200 East Main Street**	**128-16-0B-031.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **McMinnville, TN 37110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL J. FINDLEY, II, UNMARRIED, AND AND MARY FOREST CAMPBELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK STEPHENS AND KRISTA LOPEZ STEPHENS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Phase Two, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20040112-0004661, 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 Michael J. Findley, II and Mary Forest Campbell, husband and wife by Warranty deed from Jane Fausch, unmarried of record in Instrument No. 20120831-0079075 Register's Office for Davidson County, Tennessee, dated August 20, 2012 and recorded on August 31, 2012.

The grantors have since divorced as evidenced in Case No. 20D-1096 in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee.
- PUD Boundary Plat of record in Book 9700, Page 255, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Summit Oaks, of record in Instrument No. 20020214-00019518 and Instrument No. 2004011-60006770, Register's Office for Davidson County, Tennessee.
- Charter for Summit Oaks HOA of record in Instrument No. 20020131-0013598, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 7542, Page 241, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20020103-0001057 and Instrument No. 20040928-0116868, in the Register's Office for Davidson County, Tennessee.
- Deed & Agreed Order of Possession of record in Instrument No. 20050809-0094087, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Instrument No. 20010925-0103587 and Instrument No. 20010925-0103588, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **448 Summit Oaks Dr, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF OCTOBER, 2020.

Michael J. Findley, II

Mary Forest Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. FINDLEY, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FOREST CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212