(1)



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $282,000.00.

Catherine Clearwater
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of November, 2020.

Georgette R Kennedy
NOTARY PUBLIC

My commission expires: 03-08-21

Karen Johnson Davidson County
Batch# 520421 **DEEDWARR**
11/23/2020 01:01:05 PM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20201123-0137366

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William Bryce Steyer	First Horizon Bank	188-10-E-001.00CO
(NAME)	(NAME)	
1505 Winding Creek Drive	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Memphis, TN 38103	

Warranty Deed

For and in Consideration of the sum of $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 **Patricia Silvers, a married woman** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **William Bryce Steyer**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit A of 157 Carothers Crossing Townhomes, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 157 Carothers Crossing Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170831-0089491, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Silvers by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated April 12, 2018 of record in Instrument Number 20180413-0035177, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 1505 Winding Creek Drive, Nolensville, TN 37135.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of November, 2020.

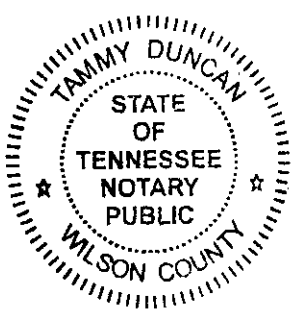
Patricia Silvers

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 19th day of November, 2020.

Notary Public
My Commission Expires: 4/28/23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122