THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 569467 DEEDWARR
02/05/2021 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210205-0017027

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lindsey Michelle Copeland and Samuel Edward Stephens 1240 Bending Creek Drive Antioch, TN 37013	New Owner	173-15-0A-055.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Caitlin M. Kleinsmith**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Lindsey Michelle Copeland and Samuel Edward Stephens, wife and husband,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot(s) 55**, as shown on the map entitled Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Caitlin M. Kleinsmith, by Warranty Deed from Peter Anthony Garcia and Wendy J. Garcia, of record on May 11, 2017, at Instrument No. 20170511-0046672, Davidson County Register of Deeds.

This is property commonly known as 1240 Bending Creek Drive Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 3rd **day of February, 2021**:

Caitlin M Kleinsmith
Caitlin M. Kleinsmith

STATE OF Indiana

COUNTY OF St. Joseph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caitlin M. Kleinsmith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of February, 2021:

NOTARY PUBLIC SEAL INDIANA
STACEY L PICKENS
Notary Public, State of Indiana
St. Joseph County
Commission Number NP0729596
My Commission Expires
October 27, 2028

Notary Public

My Commission Expires: 10-27-2028

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$280,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 4th DAY OF January, 2021.

Notary Public

My Commission Expires: 3/23/2021

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Melody R. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Nick Peters a notary public for this county and state, Melody R. Wilson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-21-2024
Notary' Seal (if on paper)

NICK PETERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY