Box 13

Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: May 20, 2002.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/05/01 17:45 2pgs
Fees:11.00 Taxes:1050.80

20010605-0058728

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura R. Brothers	Laura R. Brothers	142-16A-54
(NAME)	(NAME)	
1225 Bedfordshire Court	1225 Bedfordshire Court	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ira Edward Stein and wife, Leslie Elise Stein, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura R. Brothers and husband John C. Brothers, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 54 on the Plan of Phase Two of Devon Park of record in Plat Book 6250, Page 432, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ira Edward Stein and wife Leslie Elise Stein, by deed of record in Book 9721, Page 12, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ira Eward Stein by Leslie Elise Stein as his Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1225 Bedfordshire Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 20th day of April, 2001.

Ira Edward Stein

Leslie Elise Stein

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of April, 2001, before me personally appeared Leslie Elise Stein, the person who executed the foregoing instrument on behalf of Ira Edward Stein and who acknowledged that she executed the same as the free act and deed of the said Ira Edward Stein, through Power of Attorney granted her by the said Ira Edward Stein

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2001.

Commission Expires: 5/26/2002

Elizabeth E. Triplett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named * Leslie Elise Stein with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ Hey executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett — Notary Public

* Ira Edward Stein and