WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES:

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/0[illegible]

Davidson County DEEDWARR
Recvd: 12/31/03 13:01 2pgs
Fees:13.00 Taxes:419.95
20031231-0184888

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Lee Putney	Owner	Map 173-01
(NAME)	(NAME)	
240-242 Cedarmont Circle		
(ADDRESS)	(ADDRESS)	Parcel 113.00
Nashville, TN		
(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, Byron F. Stephens , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy Lee Putney , 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. 11 on the Plan of Monte Carlo, Section II-C, as of record in Book 5050, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Byron F. Stephens by Warranty Deed dated Aril 6, 1983 from Vernon M. Williams & Sons Construction, Inc. of record in Book 6037, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Byron F. Stephens by deed from Vernon M. Williams and Sons Construction, Inc. of record in Deed Book 6037, page 25, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5050, Page 99, Register's Office of said County.

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

This is investment property has not been owner occupied.

unimproved ☐

This is improved ☒ property, known as 240-242 Cedarmont Circle, Nashville, TN

(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.

Witness my/our hand(s) this 16th day of December, 2003.

Byron F. Stephens by Andrea Preciado attorney in fact

Byron F. Stephens
By: Andrea Preciado, Attorney-in-fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 16th day of December, 2003, before me personally appeared Andrea Preciado, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Byron F Stephens, and who acknowledged that he executed the same as the free act and deed of the said Byron F Stephens by virtue of that Power of Attorney, duly executed by the said Byron F Stephens and appearing of record in Instrument Number_____, of Register's Office of Wilson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 16th day of December, 2004.

My Commission Expires: 1-23-06

Tracey Stephens
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23110388
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122