WARRANTY DEED



My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/12/04 09:18 2pgs
Fees:13.00 Taxes:458.25

20040512-0054601

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Walling	First Horizon Home Loan Corporation	Map 162-13
(NAME) 224 Cedarmont	(NAME) 5775-E Glenridge Drive, Suite 100	Parcel 205.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Atlanta, George 30328	
(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 and Wife, Leigh H. Stephens ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Walling , unmarried

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:

Being Lot No. 18 on the Plan of Monte Carlo, Section II-C, as of record in Plat Book 5200, Page 66, 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 Bryon F. Stephens and Wife, Leigh H. Stephens by Quitclaim Deed dated August 15, 1983 from Vernon M. Williams & Son Construction, Inc. of record in Book 6119, Page 391, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 224 Cedarmont, Nashville, TN 37211

(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 21st day of April, 2004.

Byron F. Stephens by J.K. Graves act for

Leigh H. Stephens by J.K. Graves act for

STATE OF Tennessee
COUNTY OF Wilson

On this the 21st day of April, 2004, before me personally appeared J.K. Graves, 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 Leigh H. Stephens, and who acknowledged that he executed the same as the free act and deed of the said **Byron** F. Stephens and Leigh H. Stephens by virtue of that Power of Attorney, duly executed by the said **Byron** F. Stephens and Leigh H. Stephens and appearing of record in Instrument Number 20040512-0054600, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 21st day of April, 2004.

My Commission Expires: 1-23-06

Tracey Tyler
Notary Public

TRACEY TYLER NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2403409
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122