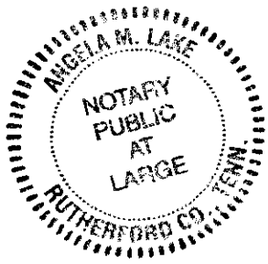
WARRANTY DEED



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF DECEMBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Dwain Stephens	**Ivanhoe Financial, Inc.**	**176-05-0 043.00**
(NAME)	(NAME)	
3909 Rock Creek Drive	**604 Courtland Street, Suite 320**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Orlando, FL 32804**	
(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, **Thomas E. Daugherty and wife Donna C. Daugherty**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Dwain Stephens and wife Hillary Leigh Stephens**, 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. 41 on the Plan of Hickory Woods Estates, Section A, which is of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, having been corrected by Surveyor's Certificate of Correction, which is of record in Book 7582, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to **Thomas E. Daugherty and wife Donna C. Daugherty** by deed of record in Book 7585, Page 188, and Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easem ents of record.

unimproved ☐

This is improved ☒ property, known as **3909 Rock Creek Drive, Antioch, TN 37013**

(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.

Davidson County DEEDWARR
Recvd: 12/29/04 13:57 2 pgs
Fees:13.00 Taxes:532.80
20041229-0153976

Witness **my/our hand(s)** this **23rd day of December, 2004**.

Thomas E. Daugherty

Thomas E. Daugherty

Donna C. Daugherty

Donna C. Daugherty

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 Thomas E. Daugherty and Donna C. Daugherty the bargainor(s), 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 at Nashville, Tennessee, this 23rd day of December 2004.

Angela M. Lake

Notary Public

Commission expires:

