WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/05 16:24 2 pgs
Fees:13.00 Taxes:253.45
20050406-0038132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Frederick R. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005.

Tiffany R. Addison
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick R. Stephens	Frederick R. Stephens	071-14-0-349,350,351,352,353
(NAME) 104 Sunset Drive	(NAME) 104 Sunset Drive	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Nashville, Tennessee 37207	
(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, Allison Dawkins, and wife, Betty Dawkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick R. 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 9,11,13,15,17 Ligon Ave., Nashville, TN 37207
(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 our hands this 30th day of March, 2005.

Allison Dawkins

Betty Dawkins, POA

Betty Dawkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Allison Dawkins and wife, Betty Dawkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Tiffany R. Addison
Notary Public

EXHIBIT A

PARCEL NO. 1:

Land in Davidson County, Tennessee, being Lots Nos. 11, 13, 14, and 15 on the Plan of Stalcup's Subdivision, as shown on plat of record in Plat Book 57, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lots.

Being a portion of the same property conveyed to Allison Dawkins and wife, Betty Dawkins, by deed from Whitworth Real Estate, Inc., executed on 03/12/04 and filed for record on 03/17/04 in Instrument No. 20040317-0030613, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 12 on the Plan of A. Stalcup's land of record in Book 57, Page 115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Allison M. Dawkins and wife, Betty S. Dawkins, by deed from Prentice R. Easterling, unmarried, executed on 03/23/04 and filed for record on 03/30/04 in Instrument No. 20040330-0035536, Register's Office for Davidson County, Tennessee.