WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-13-07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/20/05 10:27 2 pgs
Fees:13.00 Taxes:1435.60
20050420-0043853

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Albert Stein Jr.	First Horizon Home Loans	Map 130-02
(NAME)	(NAME)	
115 Lafayette Court	PO Box 809	Parcel 10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Memphis, TN 38101	
(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, **SHARI KAY HUNTER, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. STEIN JR. AND WIFE, ELIZABETH DUPREE STEIN**, 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 2, Block 4, Courts of Belle Meade, Resubdivision of Lots 17 thru 22, of record in Instrument No. 20041228-0152529, Register's Office for Davidson County, Tennessee, to which plan description is hereby made for a more complete legal description thereof.

Being the same property conveyed to Shari Kay Hunter, Unmarried, by deed from Evelyn Bond Parsons, married, and Charles Frederick Bond, Jr., married, and Walter Frank Bond, married, and Elizabeth Bond Bishop of record in Instrument #20040331-0036166, said Register's Office and by Quitclaim Deed from Macallyon J. Achee and wife, Francis E. Achee, of record in Instrument No. 20050406-0037678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s), (b) all matters appearing on the plan of record in Instrument #20041228-0152529, said Register's Office; and (c) easement of record in Book 5314, page 377, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 115 Lafayette Court, Nashville, TN 37205

(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 hand this 15th day of April, 2005.

Shari Kay Hunter

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 Shari Kay Hunter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2005.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public