WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/05 10:45 2 pgs
Fees:13.00 Taxes:663.97

20050420-0043874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,450.00

Jena G. Newgarden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2005.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 6320 Highway 41-A, Ste. 201, Pleasant View, TN 37146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jena G. Newgarden	Bank of America	172-12-A-151.00CO
(NAME)	(NAME)	
313 Burgandy Hill Trail	6700 Lakeview Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tampa, FL 33619	
(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,

J. S. Stevens, and wife Vallie E. Stevens,

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

Jena G. Newgarden,

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 77 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to J.S. Stevens and Vallie E. Stevens, by deed dated October 30, 2003 from Kay Elam and husband Morrie G. Elam of record in Instrument Number 20031103-0160778, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 313 Burgandy Hill Trail, 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 our hands this 11th day of April, 2005.

J. S. Stevens

Vallie E. Stevens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 11th day of April, 2005, before me, a Notary Public in and for the State and County aforesaid, personally appeared J.S. Stevens and Vallie E. Stevens known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

