WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/05 12:56 2 pg:
Fees:13.00 Taxes:418.10
20050516-0054874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Maria A Prosise
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2005.

Judith C Jacobs
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — JUDITH C. JACOBS — STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria A. Prosise	American Mortgage Network, Inc., a Delaware Corporation	161-05-0-C/228.00 CO
(NAME)	(NAME)	
509 Davis Drive	11625 Rainwater Drive, Bldg 500	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Alpharetta, GA 30004	
(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, **M.K. Stevenson, Co Trustee and J.E. Stevenson, Co Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria A. Prosise a married person** 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 Unit 18, Huntington Park Townhomes, established by Master Deed of Huntington Park Townhome Association of record in Book 8813, Page 573, as amended in Book 9018, Page 56, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leigh Ann Franklin by Warranty Deed from M.K. Stevenson and J.E. Stevenson, Trustees, dated May 16, 2003 in Instrument No. 20030522-0070242and further being the same property conveyed to M.K. Stevenson and J.E. Stevenson Co Trustees, by Trustees Deed from Andrew B. Gipson, Trustee dated November 19, 2004 in Instrument No. 20041119-0139127, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown in the Master Deed of Huntington Park Townhome Association of record in Book 8813, Page 573, amended in Book 9018, Page 56, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and Restrictions of Record in the Register's Office for Davidson County, Tennessee.

The 2005 County Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 743 Huntington Parkway, 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 9th day of May, 2005.

Co trustee
M K Stevenson by J E Stevenson his attorney in fact
M K Stevenson, by J.E. Stevenson, his atty in fact

J E Stevenson Co Trustee
J E Stevenson

STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named J. E. Stevenson, Co Trustee the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

STATE OF TENNESEE

COUNTY OF DAVIDSON

On this the 9th day of May, 2005, before me personally appeared J.E. Stevenson, 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 M. K. Stevenson, Co Trustee, and who acknowledged that he executed the same as the free actand deed of the said M. K. Stevenson by virtue of that Power of Attorney, duly executed by the said M. K. Stevenson and appearing of record as Instrument No. 20050516-0054873 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public