WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 16:18 2 pgs
Fees:13.00 Taxes:518.00

20050601-0061964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005

Notary Public

MY COMMISSION EXPIRES: JAN 26, 2008

(AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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
William M. Stout	JPMorgan Chase Bank, N.A.	Map 97-13
(NAME)	(NAME)	
3209 Blackwood Drive	P.O. Box 47020	Parcel 23
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Doraville, GA 30362	
(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, **WILLIAM E. STEPHENSON AND WIFE, STACEY R. STEPHENSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM M. STOUT AND WIFE, CARA REBECCA STOUT,** 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. 134 on the Plan of Larchwood, Section 2, of record in Plat Book 5200, pages 57-59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William E. Stephenson and wife, Stacey R. Stephenson by deed recorded March 1, 2002 from Donald R. Manning and wife, Cindy L. Manning, of record in Instrument #20020301-0025965, said Register's Office.

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 Book 5200, pages 57-59, said Register's Office; and (c) restrictive covenants of record in Book 7216, page 574, Book 5158, page 918, Book 5479, page 443, Book 5681, page 532, Book 5688, page 696, Book 6011, page 130, Book 6076, page 69, Book 6079, page 236, Book 6103, page 741, Book 6121, page 24, Book 6122, page 482, Book 6137, pages 470, 474 and 478, Book 6221, page 430, Book 6452, page 163 and Book 6535, page 880, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3209 Blackwood Drive, Nashville, TN 37214

(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 27th day of May, 2005.

William E. Stephenson by Stacey R. Stephenson
William E. Stephenson By Stacey R. Stephenson,
Attorney in Fact

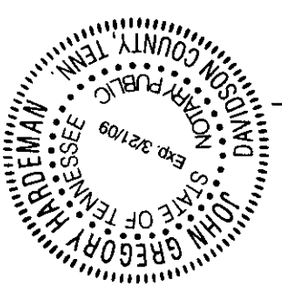
Stacey R. Stephenson
Stacey R. Stephenson

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 Stacey R. Stephenson, 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 27th day of May, 2005.

Commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2005, before me personally appeared Stacey R. Stephenson, to me known to be the person who executed the foregoing instrument on behalf of William E. Stephenson and acknowledged that she executed the same as the free act and deed of William E. Stephenson.

WITNESS my hand and seal this 27th day of May, 2005.



Notary Public