File No. 260500747

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/30/06 13:43 2 pgs
Fees:13.00 Taxes:166.50

20060530-0063275

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather N. Stephenson	Heather N. Stephenson	051-150A 049.00
(NAME) 420 Walton Lane I-49	(NAME) 420 Walton Lane, I-49	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thomas J. Norris, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather N. Stephenson, an unmarried person**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Unit No. I-49, on the Plan of Quail Creek Condominiums, together with an undivided interest in the common elements of The Quail Creek Homeowners Association, according to the Master Deed of record in Book 6328, Page 44, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6328, Pages 89-90, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas J. Norris by Warranty Deed dated March 25, 1998 of record in Book 10859, Page 122, re-recorded in Book 10887, Page 898, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 6328, Exhibit C to Master Deed, Page 44; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2006 and thereafter, a lien not yet due and payable. Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land. Charter as of record in Book 6340, Page 410 and Master Deed as of record in Book 6328, Page 44, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 420 Walton Lane I-49, Madison, TN 37115
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hand(s) this 26th day of May, 2006.

Thomas J. Norris

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Norris the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of May, 2006.

Commission expires: November 22, 2008

Kim Gillespie Notary Public



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