6

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$126,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF FEBRUARY, 2007**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin S. Williams	First Franklin, a Division of National City Bank of Indiana	**91-9-174**
(NAME)	(NAME)	
5903A Deal Avenue	320 Seven Springs Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, **Scott A. Stephenson, an unmarried person and Sherry A. Estep, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin S. Williams and Anastasia L. Wayne, as joint tenants with right of survivorship,** 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. 2 ON THE PLAN OF THE RE-SUBDIVISION OF LOTS NOS. 53 AND 54 OF T. M. NALLS SUBDIVISION OF COCKRILL LANDS AS OF RECORD IN BOOK 4350, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNSSEE.

Being the same property conveyed to Scott A. Stephenson, an unmarried person and Sherry A. Estep, an unmarried person by General Warranty Deed from Bob Moore Music, Inc dated October 19, 2004 of record in Instrument No. 20050201-0011530, Register's Office for Davidson County, Tennessee.

Sherry A. Estep, and unmarried person n/k/a Sherry A. Mayo

unimproved ☐

This is improved ☒ property, known as **5903A Deal Avenue, Nashville, TN 37209**

(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.

Davidson County DEEDWARR
Recvd: 03/02/07 12:30 2 pgs
Fees:13.00 Taxes:466.94
20070302-0025973

Witness **our hands** this **28th day of February, 2007.**

Scott A. Stephenson

Sherry A. Mayo

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Scott A. Stephenson, an unmarried person and Sherry A. Mayo, an unmarried person**, with whom I am personally acquainted, and whom, upon oath, acknowledged themselves to be the persons whom executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **28th day of February, 2007.**

Commission expires: **May 23, 2009**

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 23, 2009