WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/07 12:01 2 pgs
Fees:13.00 Taxes:1406.00
20070503-0053103

JOEY GARDEN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/6/2008
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L. Stefanick	New owner	**MAP 132-01-O**
(NAME)	(NAME)	
4008 Outer Drive		**PARCEL 136.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **CHARLES D. MARABLE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA L. STEFANICK,** 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, Tennesse, being Lot No. 31 on the Map of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 100.00 feet on the easterly side of Outer Drive and runs back between lines 266.4 feet on the northerly line and 228.2 feet on the southerly line to a dead line in the rear of which it measures 139 feet.

Being the same property conveyed to Charles D. Marable by Substitute Trustee's Deed from Paul N. Royal, Substitute Trustee, dated January 6, 2006, recorded January 18, 2006, of record as Instrument No. 20060118-0006750, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1424, page 98, said Register's Office.

The property herein conveyed is not the residence of the grantor.

unimproved ☐
This is improved ☒ property, known as 4008 Outer Drive, Nashville, TN 37204
(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 my hand this 23rd day of April, 2007.

Charles D. Marable

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Charles D. Marable, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2007.

Commission expires:

TERRI D JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

Terri D. Jackson
Notary Public