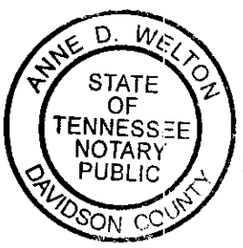
File No. 280200389

**WARRANTY DEED**




My Commission Expires November 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: NOV. 14, 2009
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**AmTitle & Escrow**
**Daniel L. Wischhof, Attorney at Law**
**515 Rivergate Pkwy., Suite 111**
**Goodlettsville, TN 37072**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Tyler F. Stevenson** | Franklin American Mortgage Co. | **Map 83-8**<br>**Parcel 195** |
| (NAME)<br>**1021 Mitchell Road** | (NAME)<br>501 Corporate Centre Drive<br>Suite 400 | |
| (ADDRESS)<br>**Nashville, TN 37206** | (ADDRESS)<br>Franklin, TN 37067 | |
| (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, WE,

**The Estate of James W. Fuller, Sr., Deceased by James Weldon Fuller, Jr., Executor; James Weldon Fuller, Jr., Joyce Ann Dotson and Michael Anthony Fuller as Devisee's under the Last Will and Testament of James W. Fuller, Sr., Deceased,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Tyler F. Stevenson and wife, Natalie L. Wigg**

HEREINAFTER CALLED THE GRANTEE(S), 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. 78 on the Plan of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 78 fronts 69 feet on the East side of Mitchell Road and runs back between lines, 282.5 feet on the North line and 300 feet on the South line, to a dead line in the rear, which is a broken line, measuring 114.7 feet thereon.**

**BEING the same property conveyed to James W. Fuller and wife, Dixie W. Fuller by Warranty Deed dated July 19, 1972, from J. Paul Wiggs and wife, Rebecca N. Wiggs, of record in Book 4620, Page 832, Register's Office for Davidson County, Tennessee. The said James W. Fuller having since died on November 30, 2005 in Sumner County, Tennessee; and his wife, Dixie W. Fuller having predeceased him on December 7, 2002 in Davidson County, Tennessee. Pursuant to the Last Will and Testament of James W. Fuller a/k/a James Weldon Fuller, Sr. of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket # 06P207, James Weldon Fuller Jr. was appointed Executor; And James Weldon Fuller, Jr., Joyce Ann Dotson and Michael Anthony Fuller were named devisee's under said WILL. James Weldon Fuller, Jr., was appointed Trustee of the Trust for Michael Anthony Fuller, as created in the Last Will and Testament of James Weldon Fuller, Sr., deceased. James W. Fuller being one and the same person as James Weldon Fuller and James Weldon Fuller, Sr.**

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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.

Davidson County DEEDWARR
Recvd: 02/21/08 14:27 4 pgs
Fees:23.00 Taxes:647.50



20080221-0017234

unimproved ☐

This is improved ☒ property, known as **1021 Mitchell Road, Nashville, TN 37206**

(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), THEIR 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), 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 15th day of February, 2008.

**The Estate of James Weldon Fuller, Sr.**

**By:** _____
**James Weldon Fuller, Jr., Executor**

_____
**James Weldon Fuller, Jr.**

_____
**Joyce Ann Dotson**

**Michael Anthony Fuller**

**By** _____
**James Weldon Fuller, Jr., Trustee**

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 **James Weldon Fuller, Jr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of February, 2008.

Commission expires:

_____
Notary Public

STATE of Kentucky )
COUNTY of Bell )

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Joyce Ann Dotson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 15 day of February, 2008.

My Commission Expires: July 25, 2010

Carlene Morrison
Notary Public

(SEAL)

CARLENE MORRISON
NOTARY PUBLIC
KY. STATE AT LARGE

unimproved ☐

This is improved ☒ property, known as **1021 Mitchell Road, Nashville, TN 37206**
(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), THEIR 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), 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 15th day of February, 2008.

James Weldon Fuller Jr.
**James Weldon Fuller, Jr.**

**The Estate of James Weldon Fuller, Sr.**

**By:** James Weldon Fuller Jr., Ex
**James Weldon Fuller, Jr., Executor**

**Joyce Ann Dotson**

**Michael Anthony Fuller**

**By** James Weldon Fuller Jr., Trustee
**James Weldon Fuller, Jr., Trustee**

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 **James Weldon Fuller, Jr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of February, 2008.

Commission expires:

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

D. Annette Maples
Notary Public

STATE of _____)
COUNTY of _____)

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Joyce Ann Dotson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the _____ day of February, 2008.

My Commission Expires: _____

_____
**Notary Public**

(SEAL)

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 **James Weldon Fuller, Jr.**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Trustee of the Trust of Michael Anthony Fuller, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 15th day of February, 2008.

My Commission Expires:_____

D. Annette Maples
Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James Weldon Fuller, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of The Estate of James W. Fuller, Sr., Deceased, the within named bargainor and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said James Weldon Fuller, Jr., as Executor of The Estate of James W. Fuller, Sr.

Witness my hand and official seal this the 15th day of February, 2008.

D. Annette Maples
Notary Public

My Commission Expires: _____

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

**File Number: 280200389**
**RETURN TO:**
**AmTitle & Escrow**
**515 Rivergate Pkwy., Suite 111**
**Goodlettsville, TN 37072**