Davidson County DEEDWARR
Recvd: 04/04/08 09:18 2 pg
Fees:13.00 Taxes:736.30

20080404-0034112

# WARRANTY DEED

B-FC-08-1617

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal
State Of Tennessee
Notary Public
Sumner

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| R. Cain Gilfoil | (NAME) NEW OWNER | 83-06-343 |
| 1617 McEwen Avenue (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILIP A. STEEN AND NICOLE V. MITCHELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto R. CAIN GILFOIL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 56.0 FEET OF THE WEST 113.0 FEET OF THE SOUTH 150.0 FEET OF LOT NO. 2 ON THE MAP OF W.L. HORNE'S SPOUT SPRINGS ADDITION OF RECORD IN BOOK 57, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT "B" ON THE UNRECORDED SUBDIVISION OF SAID LOT NO. 2 AND DESCRIBED ACCORDING TO A COPY OF A SURVEY BY Z.J. WILKERSON, SURVEYOR, SEPTEMBER 4, 1940, AS FOLLOWS:

SAID PART OF SAID LOT FRONTS 56.0 FEET ON THE NORTH SIDE OF MCEWEN AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 57.0 FEET EAST OF THE EASTERLY MARGIN OF RUDOLPH STREET, 150.0 FEET TO THE SOUTH LINE OF LOT "D".

BEING THE SAME PROPERTY CONVEYED TO PHILIP A. STERN AND NICOLE V. MITCHELL, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM JEFFREY T. CHAFIN, UNMARRIED OF RECORD IN INSTRUMENT 200205310066201, SAID REGISTER'S OFFICE, DATED MAY 30, 2002.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 106; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1617 McEwen Avenue, Nashville, Tennessee 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 my/our hand(s) this 28th day of March, 2008.

Philip A. Steen

Nicole V. Mitchell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip A. Steen and Nicole V. Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)




**RETURN TO:**
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903