Davidson County DEEDWARR
Recvd: 06/03/08 11:58 2 pg
Fees:13.00 Taxes:490.25
20080603-0056475

File No. 80398

WARRANTY DEED

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-21-2010
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Rae Stevens	New South Federal Savings Bank MSN 49730	165 13 OA 045.00
(NAME) 836 Trailside Circle	(NAME) 210 Automation Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL, 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Rachel Brewster and husband, Robert Breckenridge, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin Ray Stevens and Nicholas Craig Stevens, Wife and Husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Peppertree Forest, Section 4, of record in Plat Book 7900, Page 426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rachel Brewster by deed from Lynn Spicer, Jr. and wife, Tiffany D. Spicer, dated December 27, 2004 and recorded on January 3, 2005 in Instrument No: 20050103-0000185, Register's Office, Davidson County, Tennessee.

Robert Breckenridge herein joins to convey any and all right and interest he may have; especially his marital rights.

Declaration of Covenants, Conditions and Restrictions of record in Book 7982, page 57, and Book 8703, Page 462, and 8757, Page 607, and Book 9004, Page 514, and Book 9036, Page 719, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 836 Trailside Circle, Antioch, TN 37013
(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.

File No. 80398
Witness my hand this 16th day of May, 2008.

Rachel Brewster

Robert Breckenridge

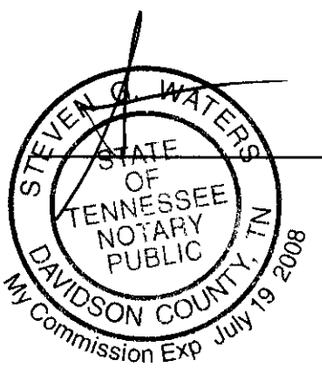
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Brewster, and husband, Robert Breckenridge, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2008.

Commission expires:



Notary Public