Davidson County DEEDWARR
Recvd: 08/06/08 09:59 2 pgs
Fees:13.00 Taxes:425.50

20080806-0080929

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabrina Filer	SAME	161-5C-105.00 CO
(NAME) 757 Huntington Pkwy.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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,

M. K. STEVENSON, TRUSTEE AND J. E. STEVENSON, TRUSTEE, TRUSTEES OF THE STEVENSON TRUST NO. 4,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SABRINA FILER AND HUSBAND RICHARD FILER

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:

Being Unit 5, Huntington Park Townhomes as established by Master Deed of Huntington Park Townhome Association of record in Book 8813, Page 573, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stone Steps Realty Inc, and J.E.. Stevenson and M.K. Stevenson, Trustees by Special Warranty Deed from J. Trent Lehman Trustee dated 10/5/2007 filed for record 8/1/2008 in Instrument No. 20080714-0072223 Register's Office for Davidson County, TN, and further corrected in Scriveners Affidavit of record in instrument No. 20080801-0079090 to reflect M.K. Stevenson and John Emmett Stevenson Trustees of The Stevenson Trust No. 4 with full power to sell transfer and convey, as the record title holders.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 757 Huntington Pkwy., Nashville, TN 37211

(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/our hand(s) this 5th day of August, 2008.

M. K. Stevenson, Trustee

J. E. Stevenson, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. K. Stevenson, and J.E. Stevenson, , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oatn acknowledged that himself to be the Trustee of the Stevenson Trust No. 4 and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Stevenson Trust No. 4 by himself as Trustee.

Witness my hand and official seal at Brentwood , Tennessee this 5th day of August, 2008

Commission expires: 11/30/09

Notary Public

