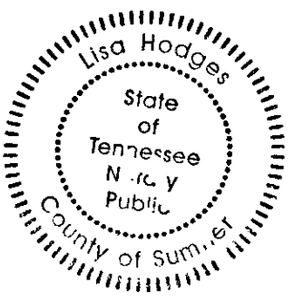
File No. 280700008

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 02/28/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth Causey	Franklin American mtg.	094-01-0-108.00
(NAME)	(NAME)	
1009 Dew Street	501 Corporate Centre Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206-3027	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, **MICHAEL L. STEFKO AND WIFE, STEPHANIE R. STEFKO**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **BETH CAUSEY, UNMARRIED**, hereinafter called the grantee(s), Her 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. 4 on the unrecorded Map showing SMITH & BISHOPS RESUBDIVISION of Lots Nos. 38, 39, 40, 41, 42, 43, 44, 58 and 60 on the Map of the Subdivision of Lot No. 3 of the W.H. Hobson's Subdivision, in Plat Book 421, Page 78, of the Register's Office of Davidson County, Tennessee, and more particularly described according to a survey thereof made 6/23/50 by Lewis D. Justice, Surveyor, as follows:

SAID Lot No. 4 fronts 48 feet on the northerly side of Dew Street, formerly Caldwell Street, and extends back between parallel lines 150 feet to an alley, on which it measures 48 feet.

Being the same property conveyed to Michael L. Stefko, a married man by Warranty Deed dated October 15, 1999, from Milton L. Carney, Jr. and Marion C. Carney, husband and wife, of record in Book 11722, Page 235, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 421, Page 78, Register's Office of said County.

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.

unimproved ☐

This is improved ☒ property, known as 1009 Dew St., 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), Her 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), Her 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.

Davidson County DEEDWARR
Recvd: 08/20/08 09:30 2 pgs
Fees:13.00 Taxes:347.43
20080820-0085405

Witness my/our hands this 29th day of July, 2008.

Michael L. Stefko

Stephanie R. Stefko

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 Michael L. Stefko and wife, Stephanie R. Stefko 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of July, 2008.

Commission expires: 02/28/2012

Notary Public

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: 280700008

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075