return to

WARRANTY DEED

STEPHENS-H09003

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 .
Affiant

BONNIE C. CURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF January 2009.
Notary Public
My Commission Expires: 11-22-2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE & ESCROW, INC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joshua Scott Stephens and wife, Kara Lynn Stephens	New Owner	062.02-0A-302.00
3285 Cain Harbor Drive		
Nashville, TN 37214		

Davidson County DEEDWARR
Recvd: 02/03/09 13:49 1 pgs
Fees:13.00 Taxes:536.50
20090203-0009235

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 consideration, the receipt of which is hereby acknowledged, I/we, GEORGEY A. GEORGEY AND MARY N. ATTALLA N/K/A MARY GEORGEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOSHUA SCOTT STEPHENS AND WIFE, KARA LYNN STEPHENS, 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 Lot No. 267 on the Plan of RIVER TRACE ESTATES, PHASE 2, SECTION 6, a Planned Unit Development, of record in Instrument Number 200106050058138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Georgey A. Georgey and wife, Mary N. Attalla by Deed from Capitol Homes, Inc. of record in Book 20020102-0000544 recorded January 2, 2002, Register's Office for Davidson County, Tennessee.

Mary N. Attalla n/k/a Mary Georgey

( ) unimproved
This is (X) improved property known as 3285 Cain Harbor Drive, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30 day of January, 2009 :

GEORGEY A. GEORGEY 1-30-09
Georgey A. Georgey

Mary N. Georgey 1-30-09
Mary N. Attalla n/k/a Mary Georgey

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named GEORGEY A. GEORGEY AND MARY N. ATTALLA N/K/A MARY GEORGEY, 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 at Sumner County, Tennessee, this 30 day of January, 2009.

Notary Public

My Commission Expires: My Commission Expires Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.