WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/09 15:06 3 pgs
Fees:18.00 Taxes:1313.50
20090320-0025372

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and Sworn to before me, this 20th day of March, 2009 .

Notary Public

My commission expires: 9/3/2012

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
David P. Stephan 3504 Rainbow Place Nashville, TN 37204	RENASANT BANK 2200 ABBOTT MARTIN ROAD, STE . 103 NASHVILLE, TN 37215	MAP & PARCEL 11814008200

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jessica B. Sheridan and husband Chad C. Sheridan,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **David P. Stephan, a married man**, hereinafter called the Grantee(s), their 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, TN, being Lot No. 3, on the Map of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jessica B. Sheridan and husband, Chad C. Sheridan by deed dated 6/27/05 from Sara Vaughn Edwards of record in Instrument No 20050701-0076378, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to Sewer Easement of record in Book 5713, page 773, Register's Office for Davidson, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1424, Page 127, said Register's Office.

This is (x) improved ( ) unimproved property known as 3504 Rainbow Place, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 20th day of March, 2009.

Jessica B. Sheridan

Chad C. Sheridan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Jessica B. Sheridan and Chad C. Sheridan** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 2009.

Notary Public

My Commission Expires: 3/4/13

PHYLLIS KEENAN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/03/2012

Notary's Seal

