BILL GARRETT, Davidson County
Trans:T20090030771 DEEDWARR
Recvd: 05/08/09 13:34 3 pgs
Fees:18.00 Taxes:536.50
20090508-0042613

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Price G. Rainer
122 Sloan Road
Nashville, TN 37209

**SEND TAX BILL:**

Mortgagee

**MORTGAGEE:**

SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279

**MAP AND PARCEL:**
Map 103-8-B
Parcel 122

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David P. Stephan, married, and Jennifer P. Stephan, unmarried**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Price G. Rainer, unmarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 122, Building "D", together with the appurtenant interest in the common elements of Parklane Condominiums, Phase I, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7376, page 571, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to DAVID P. STEPHAN, unmarried, and JENNIFER P. STEPHEN, A/K/A JENNIFER P. STEPHAN, unmarried, by deed from BRIAN C. WILLE, unmarried, of record as Instrument No. 20040811-0097068 and re-recorded as Instrument No. 20040817-0099468, dated July 30, 2004, said Register's Office.

Elizabeth Stephan joins in the execution of this Instrument to convey any interest she may have in the subject property as spouse of David P. Stephan.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 122 Sloan Road, Nashville, TN 37209.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 6th day of May, 2009.

David P. Stephan

Elizabeth Stephan

Jennifer P. Stephan by: _____

Jennifer P. Stephan by David P. Stephan, Attorney-in-Fact pursuant to Power of Attorney of record in Instrument No. 20090508-0042612, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared David P. Stephan and Elizabeth Stephan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6th day of May, 2009.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, David P. Stephan, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Jennifer P. Stephan and who acknowledged that he executed the same as the free act and deed of Jennifer P. Stephan.

Witness my hand and official seal this 6th day of May, 2009.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

Meredith Boss
**AFFIANT**

Subscribed and sworn to before me
this 6th day of May, 2009.

Jenna Willms
**NOTARY PUBLIC**

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 10/17/09