File No. 290401571

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090036117 DEEDWARR
Recvd: 06/02/09 08:49 2 pgs
Fees:13.00 Taxes:506.90
20090602-0050448

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2009

Carol L. McCashen
Notary Public

MY COMMISSION EXPIRES: July 25, 2012 (AFFIX SEAL)

CAROL L. McCASHEN NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY My Commission Expires July 25, 2012

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam W. Stevens (NAME)	Suntrust Mortgage, Inc (NAME)	131-I-D-96.00
5025 Hillsboro Pike 14M (ADDRESS)	901 Semmes Avenue (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lori Jean Bell, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Adam W. Stevens, Single**, hereinafter called the Grantee, His 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 all of Unit 96 on the plan of Georgetown Apartments, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, reference to which is hereby made for a more complete description. Said unit is also known as Unit M14 as established by the Master Deed of record in Book 5211, Page 325 and amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lori Jean Bell by Warranty Deed from Krystina E. Slayden Powers and husband, Chad Powers, of record in Instrument 20040504-0050660, dated April 30, 2004 and filed for record on May 4, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Subject to Master Deed of record in Book 5211, Page 325;Subject to Master Deed of record in Book 5616, Page 133;Subject to Master Deed of record in Book 6079, Page 516;Subject to a Sanitary Sewer and Storm Drainage Easement of record in Book 4308, Page 575;Subject to a Sewer Easement of record in Book 4308, Page 650;Subject to a Transmission Easement of record in Book 7873, Page 859, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

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 5025 Hillsboro Pike 14M, Nashville, TN 37215
(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, His heirs and assigns forever; and he does covenant with the said GRANTEE that he is 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 he does further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, His 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 hand this 28th day of May, 2009.

Lori Jean Bell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lori Jean Bell, 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 at office this 28th day of May, 2009.

Commission expires: 1-19-10

Notary Public

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290401571

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129