This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Timothy Stephens
823 Nanearle Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortagee

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce St., Suite 6100
Nashville, TN 37219

MAP 160
GROUP 2
PARCEL 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael L. Rankin, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Timothy Stephens and Michelle Ross as tenants in common**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. "C" on the Plan of Re-Subdivision of Lot Nos. 27 and 28, Forest Acres, Section 3, of record in Plat Book 2330, page 7, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael L. Rankin by deed from James Joseph Vaughn, married, of record in Instrument #20030723-0102833, Register's Office for Davidson County, Tennessee.

AMY RANKIN, wife of Michael L. Rankin, joins in this conveyance to transfer all her right, title and interest in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **823 Nanearle Drive, Nashville, Tennessee 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

BILL GARRETT, Davidson County
Trans:T20090040453 DEEDWARR
Recvd: 06/17/09 14:15 2 pgs
Fees:13.00 Taxes:1459.65
20090617-0056424

WITNESS our hands this the **15th** day of **June, 2009.**

Michael L. Rankin

Amy Rankin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael L. Rankin,** the bargainor, **and Amy Rankin**, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $394,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2009.

~~Robert M. Loffi~~ Angie L. Lawless
NOTARY PUBLIC

My Commission Expires: ~~5/8/2012~~ 11-22-2010

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ANGIE L. LAWLESS
DAVIDSON COUNTY