BILL GARRETT, Davidson County
Trans: T20090069897 DEEDWARR
Recvd: 10/14/09 10:11 3 pgs
Fees: 18.00 Taxes: 597.55

20091014-0095155

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(4)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/7/20
(AFFIX SEAL)

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

G-REM-09-6415

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Risley	NEW OWNER	102-04-0-072.00
(NAME)	(NAME)	
6415 Premier Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **MARY ELAINE STEVENS ANDERSON AND MARION REESE WOMACK AND PAMELA JEAN STEVENS CHAPMAN AND ELIZABETH ANN STEVENS SAMAS AND FRANKIE ANN STEVENS DEWEES AND ROBERT EUGENE WOMACK AND JOHN STEVEN WOMACK*** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RACHEL JOY CURTIS and JAMES THOMAS RISLEY, Joint Tenants**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:

*the legal heirs of Frank G. Stevens

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 721 ON THE MAP OF CHARLOTTE PARK, SECTION TWELVE, AS OF RECORD IN BOOK 2900, PAGES 127 AND 128, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO FRANK G. STEVENS AND WIFE, MARGARET R. STEVENS BY WARRANTY DEED FROM ARCHIE E. PRINCE, RECORDED ON THE 27TH DAY OF FEBRUARY, 1985 IN DEED BOOK 6500, PAGE 423, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID MARGARET R. STEVENS HAVING PREDECEASED FRANK G. STEVENS. FRANK G. STEVENS HAVING SINCE DIED TESTATE AND BEQUEATHED SAID PROPERTY TO MARY ELAINE STEVENS ANDERSON, ELIZABETH ANN STEVENS SAMAS, FRANKIE ANN STEVENS DEWEES, PAMELA JEAN STEVENS CHAPMAN, MARION REECE WOMACK AND ROBERT DORIS WOMACK BY LAST WILL AND TESTAMENT OF RECORD IN #08P751, PROBATE OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ROBERT DORIS WOMACK HAVING SINCE DIED INTESTATE, LEAVING ROBERT EUGENE WOMACK AND JOHN STEVEN WOMACK AS HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HERISHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20091014009515 2 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **6415 Premier Drive Nashville, Tennessee 37209**
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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(S), 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 27th day of August, 2009.

The Estate of Frank G. Stevens

Mary Elaine Stevens Anderson, Executrix

Mary Elaine Stevens Anderson, Individually and as Executrix for The Estate of Frank G. Stevens

Marion Reese Womack

Pamela Jean Stevens Chapman

Robert Eugene Womack

John Steven Womack

Elizabeth Ann Stevens Samas by Mary Elaine Stevens Anderson, Executrix attorney-in-fact

Elizabeth Ann Stevens Samas by Mary Elaine Stevens Anderson, as Attorney-In-Fact

Frankie Ann Stevens DeWees by Mary Elaine Stevens Anderson, Executrix attorney-in-fact

Frankie Ann Stevens DeWees by Mary Elaine Stevens Anderson, as Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Elaine Stevens Anderson*, Marion Reese Womack, Pamela Jean Stevens Chapman, Robert Eugene Womack and John Steven Womack, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*individually and as Executrix for the Estate of Frank G. Stevens

Witness my hand and official seal, this the 27th day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Elaine Stevens Anderson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Elizabeth Ann Stevens Samas and acknowledged that she executed the same as the free act and deed of the said Mary Elaine Stevens Anderson.

Witness my hand and official seal this the 27 day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Elaine Stevens Anderson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Frankie Ann Stevens DeWees and acknowledged that she executed the same as the free act and deed of the said Frankie Ann Stevens DeWees.

Witness my hand and official seal this the 27 day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212