BILL GARRETT, Davidson County
Trans:T20100019030 DEEDWARR
Recvd: 04/01/10 10:41 2 pgs
Fees:13.00 Taxes:452.70
20100401-0024398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,350.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2010

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: ALW-10-212

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Couse and Michael Couse	Bank of America	119-14-268.00
(NAME)	(NAME)	
212 Radnor Street	P.O. Box 45140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Jacksonville,FL 32232-5140	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BRYAN P. STEPHENSON, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **ASHLEY COUSE AND HUSBAND MICHAEL COUSE**, 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:

Land in Davidson County, Tennessee, being Lot 45, PLEASANT VIEW SUBDIVISION OF MRS. MCCOMB'S PROPERTY, as shown on plat of record in Plat Book 421, Page 134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bryan P. Stephenson, unmarried by Warranty Deed from Ellen M. Linville, unmarried, recorded on the 20th day of September, 2005 in Instrument No. 20050920-0112906, in the Register's Office of Davidson County, Tennessee.

Lydia S. Stephenson executed this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Bryan P. Stephenson

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 212 Radnor Street, Nashville, TN 37211
(House Number) (Street) (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 GRANTEES, 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 26th day of March, 2010.

Bryan P. Stephenson

Lydia S. Stephenson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan P. Stephenson and wife, Lydia S. Stephenson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2010.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171