THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10070807** William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,500.00 Affiant Subscribed and sworn to before me, this 16th day of August, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Jason A. Robbin and Jane A. Zerface 6716 Rodney Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11513004700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John B. Stephenson and wife, Katherine Stephenson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason A. Robbin and Jane A. Zerface,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: **as tenants in common with the right of survivorship

Land in Davidson County, Tennessee, being Lot 185, PLAN OF WEST MEADE HILLS, SECTION EIGHT, as shown on plat of record in Plat Book 3600, Pages 61 and 62, 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 John B. Stephenson and wife, Katherine Stephenson by Warranty Deed from Everett C. Lybolt and wife, Sherlean Lybolt, recorded on the 21st day of February, 2006 in Instrument No. 20060221-0019630, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF WEST MEADE HILLS, SECTION EIGHT, as recorded in Plat Book 3600, Page(s) 61 and 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Book 3789, Page 119 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 6716 Rodney Court Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100051463 DEEDWARR
Recvd: 08/19/10 08:26 2 pgs
Fees:13.00 Taxes:1108.15
20100819-0065490

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2010.

John B. Stephenson

Katherine Stephenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John B. Stephenson and Katherine Stephenson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County