Return to: JTC
22656-8

BOX 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100054913 DEEDWARR
Recvd: 09/02/10 08:41 2 pgs
Fees:13.00 Taxes:1295.00
20100902-0069710

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on August 30, 2010.

NOTARY PUBLIC
My Comm Exp. 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24591SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Whitaker W. Smith Angela Smith 3531 Central Avenue Nashville, TN 37205	NEW OWNER	104-05-390

FOR AND IN CONSIDERATION 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, Marc L. Stevenson, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Whitaker W. Smith and wife, Angela Smith, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 118 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Louis C. Stevenson and wife, Janie V. Stevenson, by Warranty Deed dated July 7, 1976 from Terry L. Poulsen, of record in Book 5045, Page 612, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree dated November 20, 1985, of record in Minute Book 32A, Page 688 and File No. 85D-2508, Probate Court of Davidson County and of record in Book 8262, Page 43, Register's Office for Davidson County, Tennessee. Louis C. Stevenson died intestate October 9, 1988. Being further conveyed by Quitclaim Deed dated January 8, 1991, from Marc L. Stevenson, debtor-in-possession, to Marc L. Stevenson, individually, of record in Book 8312, Page 270, Register's Office for Davidson County, Tennessee. Pursuant of the Affidavit of Heirship dated August 23, 2010 of record in Instrument No. 20100902-0069709 said Register's Office, Marc Stevenson a/k/a Marc L. Stevenson and Reginald Stevenson a/k/a Louis R. Stevenson are the sole heirs of Louis C. Stevenson. The said Louis R. Stevenson conveyed all his right, title and interest in said property to Marc L. Stevenson by Quitclaim Deed dated August 10, 2010 of record in Instrument No. 20100824-0067015, Register's Office for Davidson County, Tennessee. Janie V. Stevenson conveyed all her right, title and interest in said property to Marc L. Stevenson by Quitclaim Deed dated August 13, 2010 of record in Instrument No. 20100824-0067014, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Plan of Richland Realty Company's Second Subdivision, Division B, of record in Book 332, page 92, in the Register's Office for Davidson County, Tennessee.
4. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. BL 096-179 in the Metro Clerk's Office for Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan History Zoning Commission, and not recorded, pursuant to said Conservation Zoning Overlay.

This property is also known as improved property located at 3531 Central Avenue, Nashville, TN 37205.

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 covenant 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, 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 our hands on August 27 ~~30~~, 2010.

Marc L. Stevenson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 27 ~~30~~, 2010, before me personally appeared Marc L. Stevenson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 27 ~~30~~, 2010.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE