BILL GARRETT, Davidson County
Trans:T20100076783 DEEDWARR
Recvd: 12/06/10 14:01 3 pgs
Fees:18.00 Taxes:4625.00
20101206-0097070

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

WARRANTY DEED

Address of new owner as follows:
Robert Stevens and,
Tonya Stevens
4007 Newman Place
Nashville, TN 37204

Send tax bills to:
Same

Map-Parcel No.
132-02-0-055.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Henry E. Hildebrand, III**, as Receiver for Aaron Donald Vallett, A.D. Vallett & Company, LLC and Related Companies (hereinafter called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **Robert Stevens and wife, Tonya Stevens** (hereinafter collectively called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Thompson's Glen Leven Subdivision, of record in Book 3, Page 20, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to AARON D. VALLETT, by deed from CYNTHIA P. SEWELL, ANNA KATE C. STALLINGS, JAMES ISSAC CANNON, AUGUSTUS S. CANNON, EMILINE CANNON, ESTATE OF JAMES M. CANNON, ESTATE OF GUY E. POTEAT, TRUST B UNDER WILL OF JOSEPH DAVID POTEAT, TRUST UNDER WILL OF IRENE MEDLEY FOR CYNTHIA P. SEWELL, of record in Instrument No. 20090702-0061799, dated June 19, 2009, said Register's Office.
>
> This is improved property commonly known as: **4007 Newman Place, Nashville, TN 37204**.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 23 day of November, 2010.

Henry E. Hildebrand, III
Receiver for Aaron Donald Vallett
A.D. Vallett & Company, LLC and Related Companies

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Henry E. Hildebrand, III, Receiver for Aaron Donald Vallett, A.D. Vallett & Company, LLC and Related Companies, with whom I am personally acquainted, and who, upon oath, acknowledged that he is authorized to execute this instrument on behalf of Aaron Donald Vallett, A.D. Vallett & Company, LLC and Related Companies and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2010.

Notary Public
My commission expires:

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $1,250,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of November, 2010.

Notary Public
My Commission Expires:

KIMBERLY P. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011