WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,000.00**

Ann Randol Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2011.

Sheila H. Frisbie
Notary Public

MY COMMISSION EXPIRES: 5/24/13
(AFFIX SEAL)

SHEILA H. FRISBIE STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

BILL GARRETT, Davidson County
Trans:T20110029863 DEEDWARR
Recvd: 05/19/11 12:23 2 pgs
Fees:13.00 Taxes:758.50
20110519-0038373

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Randol Stephens	Ann Randol Stephens	
(NAME)	(NAME)	
4505 Harding Pike Unit 136	4505 Harding Pike Unit 136	**Map 136-3-B**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37205	**Parcel 136.00CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SEAN O. STACY AND WIFE, VANESSA STACY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN RANDOL STEPHENS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 136 on the Plan of Royal Oaks Apartmetns, of recrd in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Sean O. Stacy by deed from F. Tirrill Parker, SR., filed for record June 5, 2001 in Instrument No. 20010605-0058448, Register's Office for Davidson County, Tennessee.

Vanessa Stacy joins in executing this Warranty Deed to convey any and all martial rights she may have in said property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 45, said Register's Office; (c) Master Deed contained in Book 5282, page 972, said Register's Office; and (d) By-Laws of record in Book 5282, page 992, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4505 Harding Pike Unit 136, Nashville, TN 37205**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 this 18th day of May, 2011.

Sean O. Stacy

Vanessa Stacy

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Sean O. Stacy and Vanessa Stacy**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2011.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Notary Public