THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110037564 DEEDWARR
Recvd: 06/23/11 08:32 2 pgs
Fees:13.00 Taxes:606.80
20110623-0048089

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stuart Von Stein 1932 Riverwood Drive Nashville, Tennessee 37216	Ascent Home Loans, Inc. 9780 Pyramid Court #150 Englewood, CO 80112	73-1-70

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MOLLY A. NAGEL DRIESSEN and husband, CASEY C. DRIESSEN**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **STUART VON STEIN , A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot number 13 of Happy Valley, Section "A", not of record, described according to a survey of John Kohl dated January 21, 1967, as follows:

Being at a point in the southeasterly margin of Riverwood Drive (formerly Williams Ferry Road), the common front corner of Lots 12 and 13, said point being 950 feet NE of the northeasterly margin of Cooper Lane; thence southeastwardly 164.5 feet to a point; thence northeastwardly 75 feet to a point; thence northwestwardly along the line between Lots 13 and 14, 166.5 feet to the point on the southeasterly margin of Riverwood Drive; thence southwestwardly along the said margin of said Drive 75 feet to the point of beginning.

Being the same property conveyed to Molly A. Nagel Driessen and husband Casey C. Driessen by Warranty Deed from James L. Edwards and wife, Linda Dianne Edwards of record in Instrument No. 200509210113425, dated 9/19/2005, Register's Office for Davidson County, Tennessee.

This is improved property known as **1932 Riverwood Drive, Nashville, Tennessee 37216** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **9th** day of **June, 2011**:

Molly A. Nagel Driessen by Micah Phillips, Attorney in Fact

Molly A. Nagel Driessen, by Micah Phillips, Attorney in Fact

Casey C. Driessen, by Micah Phillips, Attorney in Fact

Casey C. Driessen, by Micah Phillips, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9th day of June 2011, before me personally appeared **CASEY C. DRIESSEN**, by **MICAH PHILLIPS** , as his Attorney In Fact, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CASEY C. DRIESSEN**, and who acknowledged that such person executed the same as the free act and deed of **CASEY C. DRIESSEN**.

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9th day of June 2011, before me personally appeared **MOLLY A. NAGEL DRIESSEN**, by **MICAH PHILLIPS** , as her Attorney In Fact, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MOLLY A. NAGEL DRIESSEN**, and who acknowledged that such person executed the same as the free act and deed of **MOLLY A. NAGEL DRIESSEN**.

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $164,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON