BILL GARRETT, Davidson County
Trans:T20110041893 DEEDWARR
Recvd: 07/12/11 13:21 2 pgs
Fees:13.00 Taxes:436.23
20110712-0053264

NTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2011.

_____
Notary Public

MY COMMISSION EXPIRES: 10-27-13

(AFFIX SEAL)

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kendall R. Lane	Acopia, LLC	07312007600
(NAME)	(NAME)	
2434 Vale Lane	306 Northcreek Blvd, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Teresa Steen Stephenson, Trustee of the Thomas G. Steen Family Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kendall R. Lane, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 140 on the plan of Revision of Section One, Sunset View, of record in Plat Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which a plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Teresa Steen Stephenson, Trustee of the Thomas G. Steen Family Trust by Deed from Thomas G. Steen, dated 05/25/2011 and filed for record on 06/20/2011 in Instrument 201106200047119, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2663, Page 27-28, said Register's Office.

Trust Agreement of record in Instrument 201106200047118, said Register's Office.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2434 Vale Lane, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 8 day of July, 2011.

Teresa Steen Stephenson, Trustee of the Thomas G Steen family trust
Teresa Steen Stephenson
Trustee of the Thomas G. Steen Family Trust

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Steen Stephenson with whom I am personally acquainted and who proved himself/herself to be the Trustee of Thomas G. Steen Family Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July 2011.

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122