Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110052929 DEEDWARR
Recvd: 08/29/11 09:21 3 pgs
Fees:18.00 Taxes:1517.00
20110829-0066412

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>George V. Crawford, Jr.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $410,000.00.<br>S Yarner<br>AFFIANT<br><br>Subscribed and sworn to before me, this 26th day of August, 2011.<br>Rachel Neal<br>Notary Public<br><br>My Commission Expires: 07/08/13 |

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Address New Owner As Follows:
David Jason Frost and wife, Jessica Frost
5041 Lakeview Drive
Nashville, TN 37220

Send Tax Bills To:
New Owner

Map-Parcel Number:
14508002300

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NORMAN L. STEPHENSON AND WIFE, SANDRA J. STEPHENSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID JASON FROST AND WIFE, JESSICA FROST**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lakeview Manor, as of record in Book 2133, pages 39, 40 & 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 125 feet on the westerly side of Lakeview Drive and extends back 300 feet on the northerly line and 305 feet on the southerly line to a dead line, measuring 218.9 feet thereon.

Being the same property conveyed to Norman L. Stephenson and wife, Sandra J. Stephenson by deed dated December 2, 1980, from Mary Nell Sasser, widow, of record in Book 5685, page 841, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the plan of record in Book 2133, pages 39, 40 and 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5041 Lakeview Drive Nashville, TN 37220.

**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 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 further covenant and bind ourselves, our 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 person whomsoever.

**WITNESS** my hand this 26th day of August, 2011.

Norman L. Stephenson

Sandra J. Stephenson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMAN L. STEPHENSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 26th day of August, 2011.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA J. STEPHENSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 26th day of August, 2011.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015