WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110056817 DEEDWARR
Recvd: 09/13/11 13:38 2 pgs
Fees:13.00 Taxes:540.20
20110913-0071074

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$146,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2011.

Notary Public

My commission expires:
(AFFIX SEAL)

JESSY J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY
My Commission Expires 12-02-2013

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Walter Stephens	New Owners	**Map 119-14-0 Parcel 024.00**
244 Tanksley Ave.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey N. West and wife, Paula J. West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter E. Stephens and wife, Laurie 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 Lot No. 11 of Block "E" on the Plan of Woodbine Courts Subdivision, Part 2, not of record and being described as follows:

SAID Lot No. 11 fronts 75 feet on the northerly side of Tanksley Avenue and runs back between parallel lines 155.5 feet to a dead line.

BEING the same property conveyed to Jeffrey N. West and wife, Paula J. West, by Deed from Carol Sue Harlan Alley, a single person, of record in Book 10442, Page 571, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **244 Tanksley Ave., Nashville, TN 37211**

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 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 my/our hand(s) this **9th** day of **September, 2011.**

Jeffrey N. West

Paula J. West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey N. West and Paula J. West,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **September, 2011.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/24/13