WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110058592 DEEDWARR
Recvd: 09/21/11 11:09 2 pgs
Fees:13.00 Taxes:46.25
20110921-0073069

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 3/19/14 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara Stephens	Tara Stephens	95-6-203
(NAME)	(NAME)	
2720 Herman Street	106 Tyne Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Franklin, Tn 37064	
(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, I, Dorothy Mae Apples, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 8 in Carrick's Subdivision of Heffernan Place, not of record.

Said lot # 8 fronts feet on the north side of Zollicoffer or Jackson Street, and runs back between parallel lines 150 feet to a 10 foot alley, more or less.

Being the same property conveyed to William T. Apples, II and wife, Dorothy Mae Apples, by Quitclaim Deed dated May 11, 2008, of record in Instrument no. 20080528-0054126, Register's Office for Davidson County, Tennessee. The said William T. Apples, II having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2720 Herman Street, Nashville, TN 37208

(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 my hand this 2nd day of September, 2011.

Dorothy Mae Apples

STATE OF New York

COUNTY OF Onondago

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Mae Apples, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of September, 2011.

Commission expires: 4/25/15

Notary Public

NICHOLE L. SIVERS
Notary Public - State of New York
No. 01SI6240024
Qualified in Oneida County
My Commission Expires 4/25/15