**NEW OWNER:**

Carrie E. Stevenhagen, et ux
404 McAdoo Avenue
Nashville, TN 37205

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map 104**
**Group 01-0**
**Parcel 323.00**

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 12-0063

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20120012985 DEEDWARR
Recvd: 02/22/12 13:11 3 pgs
Fees:18.00 Taxes:684.50
20120222-0015341

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED EIGHT FIVE THOUSAND and 00/100 Dollars ($185,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GEORGE L. ARMOUR and wife, CAROLYN ARMOUR** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **CARRIE E. STEVENHAGEN and husband, FREDERICK B. STEVENHAGEN** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot Nos. 101 and 102 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to George L. Armour and wife, Carolyn Armour, by Quitclaim Deed from Misty L. Armour, dated September 29, 2000 and recorded in Instrument Number 20040602-0064791, Register's Office for Davidson County, Tennessee. For further reference see Instrument Number 20001004-0098519.**

**This is improved property known as 404 McAdoo Avenue, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of February, 2012.

MLA

**GEORGE L. ARMOUR**

By: _____
MISTY ARMOUR, Attorney-in-fact, Pursuant to Power of Attorney of record in Book *, Page _____.

*20120222-001540

**CAROLYN ARMOUR**

By: _____
MISTY ARMOUR, Attorney-in-fact, Pursuant to Power of Attorney of record in Book **, Page _____.

**20120222-001540

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MISTY ARMOUR**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **GEORGE L. ARMOUR and wife, CAROLYN ARMOUR**, the within named bargainors, for the purposes therein contained.

WITNESS my hand and official seal at office, this 10th day of February, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00**.

AFFIANT

Sworn to and subscribed to before me this 10th day of February, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY