(2)

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2012

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott J. Stephan	New Owner	157-58
(NAME)	(NAME)	
6416 Edinburgh Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, WE, Robert Norman Birkhead, III and Mary Grace Birkhead, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott J. Stephan and Laura Stephan, husband and wife, 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. 9, on the Plan of Section One, Devonshire Manor, as shown on plat of record in Plat Book 5200, pages 122 & 123, and as amended in Book 7362, page 795, the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 177.27 feet on the easterly margin of Edinburgh Drive and extends back 249.46 feet on the northerly line and 246.53 feet on the southerly line to a dead line in the rear, measuring 183.15 feet thereon.

Being the same property conveyed to Robert Norman Birkhead, III and wife, Mary Grace Birkhead by warranty deed from W.G. Strickland, Sr., and wife, Joann Strickland, dated September 20, 2004, of record in Instrument No. 20040930-0118089, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq. 2012 Tax a lien but not yet due and payable. Restrictive covenants of record in Book 5381, page 394 and Book 5580, page 507, Register's Office of Davidson County, Tennessee. Subject to all matters appearing of record in Plat Book 5200, pages 122 and 123, amended in Book 7362, page 795, said Register's Office. Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 7790, page 420, said Register's Office. Charter for Devonshire Manor Homeowners Association of record in Book 7584, page 337, said Register's Office.

This property, known as 6416 Edinburgh Drive, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20120013283 DEEDWARR
Recvd: 02/23/12 10:57 2 pgs
Fees:13.00 Taxes:2220.00
20120223-0015772

Witness my/our hand(s) this 21ST DAY OF FEBRUARY, 2012.

Robert Norman Birkhead, III

Mary Grace Birkhead by Yvette Meldrum as Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Mary Grace Birkhead, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Mary Grace Birkhead, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2012.

Notary Public

My Commission Expires: 6-19-12

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Robert Norman Birkhead, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2012.

Notary Public

My Commission Expires: 6-19-12

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON