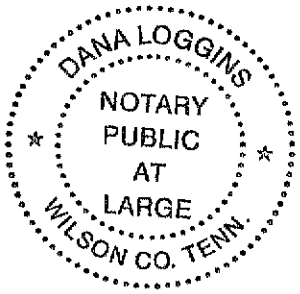
WARRANTY DEED



STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy Stevenson	Jimmy Stevenson	10709010300
(NAME)	(NAME)	
208 Rustic Ct	208 Rustic Ct	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Agnes Daubenspeck, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jimmy Stevenson and wife, Donna Stevenson**, hereinafter called the GRANTEE (S), their heirs and/or 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 all of Lot No. 26, on the plan of Patricia Heights, Section I, of record in Plat Book 2331, Page 130-131, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Clarence Daubenspeck and wife, Mary M. Daubenspeck by Deed from Hallmark Construction Company, a Tennessee Corporation, dated 10/16/1957 and filed for record on 10/22/1957 in Book 02701, Page 287, Register's Office for Davidson County, Tennessee.

The said Clarence Daubenspeck died on December 13, 2003, leaving Mary M. Daubenspeck the sole surviving tenant by the entirety. Mary M. Daubenspeck and Mary Agnes Daubenspeck are one and the same person.

All matters as set forth per Plat Book 2331, Page 130-131, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5331, Page 897, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 910 Rexdale Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-7560
SMG TN Warranty Deed

Davidson County DEEDWARR
Recvd: 04/02/12 15:41 3 pgs
Fees:18.00 Taxes:303.40
20120402-0027835

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of March, 2012.

Mary Agnes Daubenspeck
* By: Melody Lynn Ballard Attorney-in-Fact
Mary Agnes Daubenspeck
BY: Melody Lynn Ballard, Attorney-in-Fact

State of Arizona
County of Pima

Personally appeared before me Mary Agnes Daubenspeck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2012.

Laura L Galvez
Notary Public
My Commission Expires: 9/06/2014

LAURA L. GALVEZ
Notary Public, State of Arizona
Pima County
My Commission Expires
September 06, 2014

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

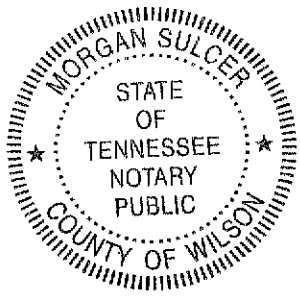
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013