BILL GARRETT, Davidson County
Trans:T20120049994 DEEDWARR
Recvd: 07/06/12 14:19 3 pgs
Fees:18.00 Taxes:725.20
20120706-0059698

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Matthew K Stephenson
513 Landau Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
Sumner Bank & Trust
967 A Grassland Place
Gallatin, TN 37066

MAP 102-3
GROUP
PARCEL 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C. Denise Prince Ferguson and husband, Sam C. Ferguson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Matthew K Stephenson and Margaret S. Casey, 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. 1267 on the Plan of Charlotte Park Subdivision, Section 18, of record in Plat Book 3600, page 51, Register's Office, Davidson County, Tennessee.

Said Lot No. 1267 fronts 83.00 feet on the southwesterly side of Landau Drive and extends back 162.00 feet on the northwesterly line and 166.4 feet on the southeasterly line to a dead line in the rear measuring 58.94 feet thereon.

Being the same property conveyed to C. Denise Prince Ferguson and husband, Sam C. Ferguson by Quitclaim Deed dated May 21, 2012 from C. Denise Prince Ferguson of record in Instrument no. 20120522-004484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **513 Landau Drive, Nashville, Tennessee 37209.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **26th** day of **June, 2012.**

Denise P Ferguson

C. Denise Prince Ferguson

Sam C. Ferguson

Sam C. Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **C. Denise Prince Ferguson and husband, Sam C. Ferguson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of June, 2012.

NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $196,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.