Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

39-B
File #12-1148

BILL GARRETT, Davidson County
Trans:T20120050923 DEEDWARR
Recvd: 07/11/12 10:58 2 pgs
Fees:13.00 Taxes:540.20
20120711-0060799

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michelle Florez, and husband, Alex Florez**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry Stephens, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 of Block "D" on the Map of Woodbine Courts, Part Two, not of record, and described as follows:

Beginning at a point in the south margin of Tanksley Avenue at the corner of Lots Nos. 25 and 26; thence with the line between said lots, southerly 156.5 feet to the corner of said lots and of Lots Nos. 4 and 5; thence along the north line of Lot No. 4 westerly 75 feet to the corner of Lots Nos. 3, 4, 26 and 27; thence with the line between said Lots Nos. 26 and 27, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to Michelle Florez and Gary D'Aquino by Warranty Deed from Elizabeth H. Vestal Moore and Kaye V. Clark Ellis, both unmarried dated 7-8-11 of record in Inst. No. 20080717-0073498, Register's Office, Davidson County, TN. Furthermore, being the same property conveyed to Michelle Florez and husband, Alex Florez by Quitclaim Deed dated 3/5/12 of record in Inst. No. 20120711-0060797, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 257 Tanksley Avenue, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of June, 2012.

Michelle Florez
Michelle Florez

Alex Florez by Michelle Florez Attorney-in-fact
Alex Florez by Michelle Florez,
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 25th day of June, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michelle Florez, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee
County of Davidson

On this the 25th day of June, 2012, before me personally appeared Michelle Florez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alex Florez acknowledged that such person executed the same as the free act and deed of Alex Florez.

Notary Public

My commission expires: 5/20/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 146,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of June, 2012.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:
Larry Stephens
257 Tanksley Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New Owner
257 Tanksley Avenue
Nashville, TN 37211

TAX MAP-PARCEL #:
119-14-45