(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $305,600.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2012

Notary Public
My Commission expires: 05-06-13 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Raymond Wooten, III	New Owner	146-08-0-107.00
4904 Monterey Drive		
Nashville, TN 37220		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jody Stepakoff, wife and husband Scott Stepakoff**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Raymond Wooten, III and spouse, Kati McCarver Wooten**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 288 on the plan of Crieve Hall Estates, Section Four, of record in Book 2133, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jody Stepakoff, wife and husband Scott Stepakoff, by deed from Jeffrey R. Horner and wife, Anna Maria Horner, on May 13, 2004, of record in Instrument Number 20040517-0057703, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2133, page 80, Register's Office Davidson County, Tennessee.

This is improved property known as: **4904 Monterey Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 31, 2012.

Scott Stepakoff

Jody Stepakoff

Jody Stepakoff

BILL GARRETT, Davidson County
Trans:T20120056971 DEEDWARR
Recvd: 08/02/12 09:59 2 pgs
Fees:13.00 Taxes:1130.72

20120802-0068351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jody Stepakoff, wife and husband Scott Stepakoff** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 31, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY