WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065479 DEEDWARR
Recvd: 08/31/12 11:04 3 pgs
Fees:18.00 Taxes:366.30
20120831-0078889

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2012

Notary Public

MY COMMISSION EXPIRES: Sept. 3, 2012

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tennessee Nations Title Agency, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Robert King	Same	071.08-0-209.00
(NAME)	(NAME)	
535A Wesley Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONATHAN L. STEPP AND WIFE BETHANY D. STEPP, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SETH ROBERT KING, HEREINAFTER CALLED THE GRANTEE(S), 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 .80 on the Plan of Joywood Heights, Section One, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee. Said Lot No. 80 fronts 60 feet on the northerly side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Jonathan L. Stepp and wife, Bethany D. Stepp by Warranty Deed from Peter Shockey and wife, Stowe Shockey dated May 27, 2005 of record in Instrument Number 20050602-0062361, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; Plat restrictions in Plan Book 1130, page 91 of record in the Register's Office for Davidson County, Tennessee.

This is unimproved / improved X property, known as 535a Wesley Avenue, Nashville, Tennessee 37207
(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.

Witness my hand this 19th day of July, 2012

Jonathan L. Stepp

Bethany D. Stepp

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jonathan L. Stepp and Bethany D. Stepp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 2012.

State of Tennessee Notary Public Davidson County

Notary Public

My Commission Expires: Sept. 3, 2012

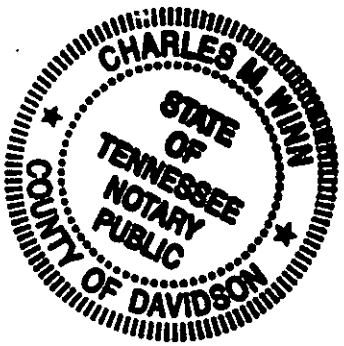
ACKNOWLEDGEMENT

State of: Tennessee

County of: Davidson

On **July 19, 2012**, before me, **Charles M. Winn**, Notary Public, personally appeared **Jonathan L. Stepp and Bethany D. Stepp** Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Charles M. Winn, Notary Public

My commission expires: Sept. 3, 2012

Description of Attached Document:

Title or Type of Document: Warranty Deed

Document Date: July 19, 2012 Number of pages: 2

Signer(s) Other than typed above: ——— Grantee