Box 44
GSKM

BILL GARRETT, Davidson County
Trans:T20120084367 DEEDWARR
Recvd: 11/05/12 13:17 3 pgs
Fees:18.00 Taxes:425.50
20121105-0101762

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $115,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2012. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: Jeffrey L. Stephenson 4983 Edmondson Pike Nashville, TN 37211	Send Tax Bills To: SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Map-Parcel Number: 147-06-0-141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy S. Hopwood, Cynthia S. Pickens DeMott, Jeffrey L. Stephenson, Devisees under the Last Will and Testament of James L. Stephenson, and Nancy S. Hopwood in her capacity as Executrix of the Estate of James L. Stephenson**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Jeffrey L. Stephenson, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 680 on the Map of Caldwell Hall, Section Five, as of record in Plat Book 3106, page 15, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to James L. Stephenson and wife, Ruth S. Stephenson, by deed from Woodbine Homes, Incorporated, of record in Book 3338, page 513, dated

January 18, 1962, said Register's Office. The said Ruth S. Stephenson having since died on or about December 18, 1962. The said James L. Stephenson subsequently died and by Will admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 12P-274 reserved all real property to the Probate Estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, which have been prorated and paid by Seller. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3106, page 15, said Register's Office

3. Permanent Easement and Right of Way for street purposes of record in Book 8060, page 620, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6605, page 245, said Register's Office.

This is improved property known as: **4983 Edmondson Pike, 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, his heirs and assigns, forever; and Grantors covenant with the said Grantee 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of October, 2012.

Nancy S. Hopwood, Individually and as Executrix of the Estate of James L. Stephenson

Cynthia S. Pickens DeMott

Jeffrey L. Stephenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy S. Hopwood, Individually and as Executrix of the Estate of James L. Stephenson the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia S. Pickens DeMott the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey L. Stephenson the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

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