This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to:
James Stevens
475 West End Avenue
Cookeville, TN 38501

MAP: 041140
PARCEL: 001.00
GROUP:

BILL GARRETT, Davidson County
Trans:T20120084455 DEEDWARR
Recvd: 11/05/12 14:13 2 pgs
Fees:13.00 Taxes:154.51
20121105-0101870

WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 2012 between

The Irene L. Brandon Family Limited Partnership

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

James Stevens

of Putnam, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 511 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Page 129, Register's Office for said County.

Said Lot 511 fronts 118 feet on the Easterly side of Brick Church Pike and extends back 225 feet on the Northerly line and 205.8 feet on the Southerly line to a dead line on which it measures 121 feet.

Being a portion of the same property conveyed to The Irene L. Brandon Family Limited Partnership by Deed of Correction from Irene L. Brandon dated November 21, 2002 of record in Instrument Number 20021211-0153254, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3903 Brick Church Pike, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances

except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

The Irene L. Brandon Family Limited Partnership

By: Gary Andrew Woodward, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gary Andrew Woodward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of The Irene L. Brandon Family Limited Partnership, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of November, 2012.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $41,760.00.

Affiant

Sworn to and subscribed before me, this 1st day of November, 2012.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

