Record & Return To; Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood TN 37027

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

File #12-1424

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 **Eugene Stephens, married** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Neil Webb, a single 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 Unit No. 2045, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument NO. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Women's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eugene Stephens, unmarried by deed from Delbert V. Carraher, unmarried dated June 25, 2004 of record as Instrument Number 20040701-0078240, Register's Office for Davidson County, Tennessee.

Carol S. Stephens executes this instrument to convey any and all rights she may have by virtue of her marriage to Eugene Stephens.

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.

BILL GARRETT, Davidson County
Trans:T20120087030 DEEDWARR
Recvd: 11/14/12 15:38 2 pgs
Fees:13.00 Taxes:804.75
20121114-0105018

This is improved property, known as: 2045 Stokes Lane, Nashville TN, 37215.

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 9th day of November, 2012.

Eugene Stephens

Carol S. Stephens

State of Tennessee)
County of Davidson)

On this 9th day of November, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Eugene Stephens and Carol S. Stephens, 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

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Davidson~~ WILLIAMSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 217,500.00.

Ashley R. Jarrett
Affiant

Sworn and subscribed before me on this the 9th day of November, 2012.

Karen McCalla
Notary Public

My Commission Expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Neil Webb	PrimeLending	117-7-M-17
2045 Stokes Lane	18111 Preston Road, #900	
Nashville, TN 37215	Dallas, TX 75252	