Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $222,250.00

Affiant

Subscribed and sworn to before me, this 25TH day of JANUARY 2012

Notary Public
My commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130009202 DEEDWARR
Recvd: 02/01/13 16:04 2 pgs
Fees:13.00 Taxes:822.33
20130201-0010975

Address of New Owner:	Send Tax Bills to:	Tax Information
Hannah Stephenson	Magna Bank	14612001500
400 Arrowwood Drive	6525 Quail Hollow Rd #300	
Nashville, TN 37211	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tod A. McDowell and wife, Rachel McDowell,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hannah Stephenson and husband, Daniel Stephenson,** 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:

Land in Davidson County, Tennessee, being Lot 365, CRIEVE HALL ESTATES, SECTION FIVE, as shown on plat of record in Plat Book 2133, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tod McDowell and wife, Rachel McDowell by deed from Julia L. Cottingham, formerly known as Julia L. Nance dated April 13, 2007 and recorded in Instrument No. 20070705-0079870, Register's Office for Davidson County, Tennessee.

William Bryan Cottingham quitclaimed all of his right and interest to Tod McDowell and wife, Rachael McDowell by quitclaim deed dated April 7, 2007 and recorded in Instrument No. 20070705-0079871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 400 Arrowwood Drive, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 25th day of January, 2013.

Tod A. McDowell by M. Kristin Selph, Attorney-in-Fact
Tod A. McDowell

Rachel McDowell by M. Kristin Selph, Attorney-in-Fact
Rachel McDowell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **M. Kristin Selph**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Tod A. McDowell and Rachel McDowell** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Tod A. McDowell and Rachel McDowell.**

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of January, 2013.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011091848