Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Affiant

Subscribed and sworn to before me, this 4th day of February 2013.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 02/05/13 13:01 3 pgs
Fees:18.00 Taxes:984.20
20130205-0011938

Address of New Owner:
Joyce L. Deason
801 Bircham Ct.
Nashville TN 37221

Send Tax Bills to:
Same

Tax Information
142160A02800CO/083060134

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 Louise W. Stephenson, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joyce L. Deason, married 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:

Being Lot No. 28 on the plan of Devon Park, Phase 1, of record in Book 5200, pages 670, 671, and 672, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 28 fronts 81.63 feet on the westerly margin of Bircham Court and extends back 144.05 feet on the northerly line and 163.54 feet on the southerly line to a dead line in the rear, measuring 79.00 feet thereon.

Being the same property conveyed to Enoch B. Stephenson and wife, Louise W. Stephenson by deed from Kenneth A. Richards and wife, Mary R. Richards of record in Instrument No. 20061122-0145161, dated 11/17/06, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Devon Park, Phase 1, of record in Book 5200 Pages 670-672, Register's Office for Davidson County, Tennessee. 3) Restrictions of record in Book 6176, page 7, and amended in Book 6541, page 542, Book 6967, page 156, Register's Office for Davidson County, Tennessee. 4) Charter for Devon Park Homeowners Association of record in Book 7372 Page 862.

This property is improved property known as 801 Bircham Ct., Nashville, Tennessee 37221

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 4th day of February, 2013.

Louise W. Stephenson

Louise W. Stephenson

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise W. Stephenson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Gross Notary
State of Tennessee Notary Public
Williamson County

FILE NO: 07300

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

