

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 120,000.00

Angela Batson
Affiant

Subscribed and sworn to before me, this 15th day of March, 2013.

Notary Public

My commission expires: 5/20/14

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DWAIN STEVENS	Dwain Stevens	**09206056700**
714 27TH AVE N	108 Watermill Trce	
NASHVILLE, TN 37208	Franklin, TN 37069	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DONNA D HILL, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DWAIN STEVENS, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11 in the Plan of J.W. Turner's Subdivision of Lot 21, Boyd McNairy's Plan of lots, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side of Lena Street or Avenue and extends back eastwardly between parallel lines 184 feet more or less to an alley.

BEING THE SAME PROPERTY CONVEYED TO DONNA D HILL BY WARRANTY DEED FROM TYRONE MORTON DATED 10/02/09 AND RECORDED ON 10/13/09 IN INSTRUMENT NO. 20091013-0094891, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 714 27TH AVE N, NASHVILLE, TN 37208.

BILL GARRETT, Davidson County
Trans:T20130022229 DEEDWARR
Recvd: 03/19/13 10:14 2 pgs
Fees:13.00 Taxes:444.00
20130319-0027060

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 15th day of March, 2013.

Donna D. Hill

DONNA D. HILL, UNMARRIED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DONNA D. HILL, UNMARRIED, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2013.

Notary Public

My Commission Expires: