BILL GARRETT, Davidson County
Trans:T20130033543 DEEDWARR
Recvd: 04/24/13 10:39 2 pgs
Fees:13.00 Taxes:185.08
20130424-0040622

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Stevens Homes, LLC	{New Owner	} 14365 }
{6005 Nolensville Pike, Ste. 201	{	} Map and Parcel }
{Nashville, TN 37211	{	} 149-00-0-190.00 }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. }

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Lenahan and Terry Stevens** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Stevens Homes, LLC, a Tennessee limited liability company** (The "Grantee"), it's successors and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the 2nd Civil District of Davidson County, Tennessee, being Tract No. 3 on survey of three lots for J. L. Sanders, and described according to survey made by Z. J. Wilkinson, dated April 30, 1959, as follows:

Beginning at an iron pin in the Westerly margin of Old Hickory Boulevard, now Bell Road, at the corner of Tracts 2 and 3, being the Northeast corner of the property conveyed to D. L. Webb and wife, by deed of record in Book 2926, page 133, said Register's Office; thence leaving said Road and along Webb's North Boundary line, south 85 degrees 20' West 206 feet to a point; thence North 8 degrees West 282 feet to a stone in the southerly boundary of a 6.13 acre tract shown on said survey; thence with the boundary of said tract, South 75 degrees 45' East 247 feet to an iron pin in the Westerly margin of Old Hickory Boulevard thence wit the margin of the same, Southerly along a slight cure; 200 feet to beginning.

Included in the above, but excluded from this conveyance is that portion thereof described in the deed from Eugene W. Luther and Mattie B. Luther husband and wife, to the State of Tennessee of record in Book 10078, page 430, Register's Office for said county.

Being the same property conveyed to James Lenahan and Terry Stevens by Warranty Deed from Mattie B. Luther, unmarried of record in Instrument No. 199912230306885, said the Register's Office for Davidson County, Tennessee.

This subject real property is commonly known as **535 Bell Road, Antioch, TN 37013.**

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $140,022.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2013.

My commission expires: 1-24-15

Notary Public

VICKY W. MCMILLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, it's successors and/or assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of April, 2013.

James Lenahan

Terry Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James Lenahan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of April, 2013.

Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Terry Stevens with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of April, 2013.

Notary Public

My Commission Expires: 2/17/14