WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130046600 DEEDWARR
Recvd: 06/04/13 15:05 2 pgs
Fees:13.00 Taxes:2053.50
20130604-0056570

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb Prentice Stabler	New owner	Map 116-16-B
(NAME)	(NAME)	Parcel 14 CO
131 Wentworth Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **DEBORAH H. THOMAS, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB PRENTICE STABLER AND RHYMES WALTON STABLER, AS TENANTS BY THE ENTIRETY,** 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Second Revision, The Iroquois of Nashville, of record in Plat Book 6900, pages 61 and 62, as amended by Surveyor's Certificate of Correction of record in Book 8475, page 511,, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark D. Thomas and spouse, Deborah H. Thomas, by deed dated July 29, 2002 from Horace W. Teague and spouse, Maureen E. Teague, of record in Instrument No. 20020805-0093147, said Register's Office. Mark D. Thomas conveyed his interest in said property to Deborah H. Thomas by Quitclaim Deed of record in Instrument No. 20041015-0124257, said Register's Office.

Mark D. Thomas, spouse of Deborah H. Thomas, joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property. Deborah Hennessee Thomas (A/K/A Deborah H. Thomas) is executing this deed on behalf of Mark D. Thomas pursuant to Power of Attorney of record in Instrument No. 20130529-0053885, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 61 - 62, said Register's Office; and (c) restrictive covenants of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732 and Book 7523, page 828, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 131 Wentworth Avenue, Nashville, Tennessee 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 31st day of May, 2013.

Deborah H. Thomas

Mark D. Thomas, By: Deborah Hennessee Thomas, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah H. Thomas the bargainor, 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 31st day of May, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2013, before me personally appeared Deborah Hennessee Thomas, to me known to be the person who executed the foregoing instrument on behalf of Mark D. Thomas and acknowledged that she executed the same as the free act and deed of Mark D. Thomas.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015