Return to:
Foundation Title and Escrow, LL

BILL GARRETT, Davidson County .
Trans:T20130053333 DEEDWARR
Recvd: 06/24/13 13:45 2 pgs
Fees:13.00 Taxes:1444.85
20130624-0064625

This instrument prepared by ~~& return to~~: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of June, 2013, by and between Andrew L Stephens, and Vicki A Stephens Washington, party of the first part, and Michael Lummus, single , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 and the Westerly 25 feet 8 inches of Lot No. 36 on the Map of Doaks Subdivision of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 and part of lot No. 36 adjoin and front together 75 feet 8 inches on the southerly side of Doubles Avenue and run back between parallel lines with the easterly margin of 14th Street, 174.0 feet to an alley and shows 75 feet 8 inches, ore or less, on said alley.

Being all or part of the same property conveyed to Andrew L. Stephens and Vicki A. Stephens, by virtue of that certain Warranty Deed dated March 1, 2000, at Instrument No. 20000302-0020552 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

Vicki A. Stephens and Vicki A. Stephens Washington are one and the same person.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dr Andrew L Stephens
Andrew L Stephens

Vicki A. Stephens Washington
Vicki A Stephens Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Andrew L Stephens and Vicki A Stephens Washington , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2013.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address: Michael Lummus
property address

Tax Parcel No 07214019500

Property Address: 1400 Douglas Avenue
Nashville, TN 37206

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $390,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of June, 2013.

Notary Public

My Commission Expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016