BILL GARRETT, Davidson County
Trans: T20130056492 DEEDWARR
Recvd: 07/03/13 08:24 2 pgs
Fees: 13.00 Taxes: 1591.00

20130703-0068595

WARRANTY DEED

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00

Lana Allen
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2013.

Kate Rosenthal
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5423 HILL JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jessica Lingo and Andrew Hill	same	16002001900
823 Nanearle Place		
Nashville, TN 37220		

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

TIMOTHY STEPHENS AND WIFE MICHELLE STEPHENS

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

JESSICA LINGO, UNMARRIED AND ANDREW HILL, UNMARRIED

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

SEE EXHIBIT "A"

This is improved property known as 823 Nanearle Place, Nashville, TN 37220

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 27th day of June, 2013.

Timothy Stephens by Michelle Stephens, attorney in fact
Timothy Stephens by Michelle Stephens, attorney-in-fact

Michelle Stephens
Michelle Stephens

STATE OF TENNESSEE
COUNTY OF Williamson

On the 27th day of June, 2013, before me personally appeared Michelle Stephens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy Stephens, and acknowledged that she executed the same as the free act and deed of said Timothy Stephens.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____
My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 2013.

Notary Public _____
My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot C, PLAN OF RE-SUBDIVISION OF LOTS 27 & 28, FOREST ACRES, SECTION 3, as shown on plat of record in Plat Book 2330, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy Stephens and Michelle Ross as tenants in common by Warranty Deed from Michael L. Rankin, married, recorded on the 17th day of June, 2009 in Instrument No. 20090617-0056424, in the Register's Office of Davidson County, Tennessee.

Michelle Ross having since married Timothy Stephens and is now known as Michelle Stephens.

This instrument is being executed in behalf of Timothy Stephens pursuant to a power of attorney executed by the same on June 20, 2013, and being filed for in Instrument # 20130703-0068594, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF LOTS 27 & 28, FOREST ACRES, SECTION 3, as recorded in Plat Book 2330, Page(s) 7, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1540, Page 426 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Agreement for Dedication of Easement as set forth in instrument recorded in Book 7316, Page 74.