THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060088** BILL GARRETT, Davidson County Trans:T20130062378 DEEDWARR Recvd: 07/22/13 15:06 2 pgs Fees:13.00 Taxes:888.00 20130722-0075743	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2013. Notary Public My Commission Expires:

NICHOLAS S. AKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

WARRANTY DEED

Address New Owner: Donald D. Stephens, Jr. and Cora J. Cox 8227 Highway 70 S. Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 127-10-0-014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Brucker Nourse and wife, Dena Fisher Nourse** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Donald D. Stephens, Jr. and Cora J. Stephens, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13, SECTION 1, MERRYMOUNT ACRES, as shown on plat of record in Plat Book 3700, Page 17, 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 John Brucker Nourse and wife, Dena Fisher Nourse by Warranty Deed from Gregory A. Bates and wife, Linda S. Bates, recorded on the 22nd day of July, 2002 in Instrument No. 20020722-0087865, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, MERRYMOUNT ACRES, as recorded in Plat Book 3700, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3910, Page 809 and Book 4322, Page 584.

This is improved property located at 8227 Highway 70 S. Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2013.

John Brucker Nourse

Dena Fisher Nourse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Brucker Nourse and Dena Fisher Nourse, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2013.

Notary Public

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

My Commission Expires: _____