BILL GARRETT, Davidson County
Trans:T20130063103 DEEDWARR
Recvd: 07/24/13 13:39 2 pgs
Fees:13.00 Taxes:621.60
20130724-0076591

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **19th** day of **July, 2013**

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel L. Stephens and Sarah M. Stephens	New Owner	13313011900
(NAME)	(NAME)	
518 Elaine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, WE, **Meridith J. Roth and Steven L. Roth, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel L. Stephens and Sarah M. Stephens, husband and wife**, 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 all of Lot No. 65, Plan of Abbay Hall, Section 1, as shown by plat appearing of record in Plat Book 2331, Page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Meredith J. Roth and husband, Steven L. Roth by Warranty Deed from B.F. Peyton and Ann Hill, dated August 25, 2011 of record in Instrument No. 20110914-0071302, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to B.F. Peyton and Ann Hill by deed from Marguerite Vaught Peyton, dated May 20, 2002 of record in Instrument No. 20020522-0062591, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 518 Elaine Drive, Nashville, TN 37211

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, has 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 our hands this **19th** day of **July, 2013**

_____ _____
Steven L. Roth

_____ _____
Meredith J. Roth

STATE OF New York
COUNTY OF Niagara

Personally appeared before me, the undersigned authority, **Steven L. Roth and Meredith J. Roth**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **July, 2013**

_____
Notary Public

My commission expires: 11/17/15

Melinda J. Englert
01EN6101779
Notary Public, State of New York
Qualified In Niagara County
My commission expires NOVEMBER 17th, 20___