WARRANTY DEED

G-DT-13-2823

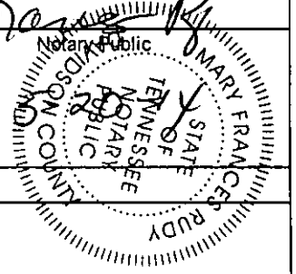
STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Matthew W. Maxey
Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerstin Stevens	Envoy Mortgage, LTD	
2823 Penn Meade Drive	(NAME) 5100 Westheimer Road, Ste. 320	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Houston, TX 77056	52-13-B-209.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASHLEY GRASSHAM MAXEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KERSTIN STEVENS AND JODY STEVENS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 59, RIVER GLEN, PHASE III, SECTION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20011207-0135041, 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 ASHLEY GRASSHAM BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, RECORDED ON THE 20TH DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100420-0029612, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ASHLEY GRASSHAM BEING ONE AND THE SAME, AND NOW KNOWN, AS ASHLEY GRASSHAM MAXEY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20011207-0135041 AND PLAT BOOK 6900, PAGES 650-651; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6762, PAGE 208, BOOK 7566, PAGE 571, BOOK 10630, PAGE 501, BOOK 11532, PAGE 610 AND INSTRUMENT NOS. 20020425-0051349, 20040915-0111299 AND 20040915-0111301; HOA CHARTER OF RECORD IN BOOK 8069, PAGE 158 AND INSTRUMENT NO. 20020425-0051348; EASEMENT AGREEMENT OF RECORD IN BOOK 7296, PAGE 484; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 7061, PAGE 196; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010816-0088874; AND COVEYANCE OF OPEN SPACE TO HOA OF RECORD IN INSTRUMENT NO. 20020503-0054718, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 2823 Penn Meade Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20130065934 DEEDWARR
Recvd: 08/01/13 14:16 2 pgs
Fees:13.00 Taxes:628.63
20130801-0080345

Witness my/our hand(s) this 29th day of July, 2013.

Ashley Grassham Maxey

Matthew W. Maxey

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903