THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00. Affiant
BILL GARRETT, Davidson County Trans:T20130065932 DEEDWARR Recvd: 08/01/13 14:49 2 pgs Fees:12.00 Taxes:666.00 20130801-0080412	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2013 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Stevens	Owner	MAP 115-14
6427 Bresslyn Road	1036 BARREL SPRINGS HOLLOW	PARCEL 66
Nashville,, TN 37205	FRANKLIN, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Beverly J.Toppin and Daniel Conder** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Stevens** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot number 741 of the Plan of West Meade Farms, Inc. Section VII, as of record in Book 2331, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John J. Conder and wife, Barbara J. Conder by deed recorded in Book 4501, page 881, said Register's Office. The said John J. Conder has since died, leaving Barbara J. Conder as the survivor of their tenancy-by-the-entireties. The said Barbara J. Conder has also since died. Pursuant to the Last Will and Testament of Barbara J, Conder (also known as Barbara M. Conder) filed with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No 13-543, the property was devised unto Beverly J. Toppin and Daniel Conder.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6427 Bresslyn Road, Nashville,, TN 37205.**

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, 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 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 the 31st day of July, 2013.

Daniel Conder by RHT Jr

Daniel Conder by Robert H. True, Attorney-in-Fact

Beverly J Toppin by RHT Jr

Beverly J. Toppin by Robert H. True, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert H. True** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Beverly J. Toppin and Daniel Conder**, as their Attorney in Fact, as the free act and deed of the within named **Beverly J. Toppin and Daniel Conder**.

Witness my hand and official seal this the 31st day of July, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public