Return to:
Touchstone Title & Escrow, LLC
318 Seaboard Lane #114
Franklin, TN 37067

WARRANTY DEED

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

R-VRES-13-1223

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/27/13 16:09 3 pgs
Fees:18.00 Taxes:610.50
20130927-0102026

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max R. Stephens	Mortgage Research Ctr	
1223 Phillips Street	(NAME) 1400 Veterans United Dr.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Columbia, MO 65203	092-0-0-094.00
(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, I/we JENNIFER HALVERSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAX R. STEPHENS AND KELLEY M. WHELAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 THE SOUTHERN PART TWENTY-EIGHT (28) FEET OF LOT NO. FIFTY-THREE (53) IN THOMAS HARDINGS FIRST ADDITION TO NASHVILLE, TENNESSEE AS PER PLAN REGISTERED IN BOOK 175, PAGE 366, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT IS LOCATED ON THE WEST SIDE OF AND FRONTS ON WHAT IS KNOWN AS PHILLIPS PLACE (STREET) TWENTY EIGHT (28) FEET RUNNING BACK BETWEEN PARALLEL LINES ONE HUNDRED FIFTY (150) FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER HALVERSON, MARRIED BY DEED FROM J2K BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20091009-0094383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 1, 2009 AND RECORDED ON OCTOBER 9, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 175, PAGE 366, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR OR SPOUSE OF GRANTOR, ANTHONY CURTIS.

unimproved ( )
This is improved (X) property, known as 1223 Phillips Street, Nashville, Tennessee 37208
(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.

Witness my/our hand(s) this 23rd day of September, 2013.

Jennifer Halverson

STATE OF Tennessee
COUNTY OF Davidson

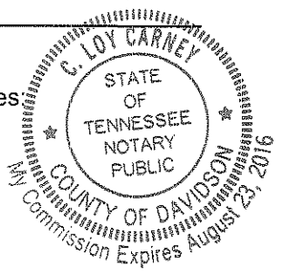
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Halverson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 23rd day of September, 2013.

Notary Public

My Commission Expires:

(SEAL)



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

Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

