WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130090785 DEEDWARR
Recvd: 10/22/13 12:35 2 pgs
Fees:13.00 Taxes:380.73
20131022-0110124

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (FB)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lisa L. Stevens	SWBC Mortgage Corporation	Parcel ID:
1125 Campbell St.	9311 San Pedro Ave.; Ste 100	07104020900
Nashville, TN 37206	San Antonio, TX 78216	

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

Kenneth A. Stevenson and wife, Jana L. Stevenson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lisa L. Stevens

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 Lot No. 347 on the Plan of Joywood Heights, Section IIA, as of record in Plat Book 1424, Page 20, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth A. Stevenson and Jana L. Stevenson, husband and wife, by deed from Jeffrey E. Quinn and wife, Lois L. Quinn, of record in Instrument 20070402-0038782, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1373, Page 98, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 20, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2507 Flamingo Dr., Nashville, TN 37207

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 11th day of October, 2013.

Kenneth A. Stevenson

Jana L. Stevenson

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 Kenneth A. Stevenson and Jana L. Stevenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 2013.

My Commission Expires: 9-9-14

Notary Public

