BILL GARRETT, Davidson County
Trans:T20130098188 DEEDWARR
Recvd: 11/19/13 10:01 3 pgs
Fees:18.00 Taxes:1102.60
20131119-0119130

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090124**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $298,000.00. Affiant Subscribed and sworn to before me, this October 15th, 2013. Notary Public My Commission Expires: 10/10/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trey Stephenson Stacey Stephenson 104 Montcastle Ct Nashville TN 37221	~~New Owner~~ Farmington Financial Group, LLC 2002 Richard Jones Rd, #300A Nashville, TN 37215	Tax Parcel ID No. 155020A04000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monroe Tate Thigpen II and Suzanne F. Thigpen, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trey Stephenson and Stacey Stephenson, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, MONTCASTLE ESTATES, as shown on plat of record in Plat Book 6900, Pages 326 and 327, 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 Monroe Tate Thigpen, II and wife, Suzanne F. Thigpen by Warranty Deed from Steve Berman and Susan H. Berman, recorded on the 19th day of July, 2006 in Instrument No. 20060719-0087168, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTCASTLE ESTATES, as recorded in Plat Book 6900, Page(s) 326 and 327 and Boundary Plat recorded in Plat Book 6200, Page 623.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions, and Restrictions recorded in Book 7170, Page 926 and Book 7260, Page 295.

Charter of Montcastles Estates Homeowners Association recorded in Book 7421, Page 27.

This is improved property located at 104 Montcastle Ct Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this October 15th, 2013.

Monroe Tate Thigpen II by Lydia Lee Cox
Monroe Tate Thigpen II by Lydia Lee Cox,
Attorney-in-Fact Attorney-in-Fact

Suzanne F. Thigpen, by Lydia Lee Cox
Suzanne F. Thigpen, by Lydia Lee Cox,
Attorney-in-Fact 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, Roger Dudley Fish, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Lydia Lee Cox, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of October, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

See attached

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

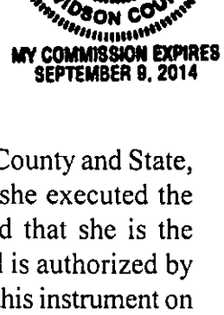
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Kate Rosenthal
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Kate Rosenthal
Notary Public

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