THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110136** Davidson County DEEDWARR Recvd: 12/10/13 14:05 2 pgs Fees:13.00 Taxes:795.50 **20131210-0125235**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 9th day of December, 2013. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 5, 2015

WARRANTY DEED

Address New Owner: George Stevens 1036 Barrell Springs Hollow Road Franklin, TN 37069	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11510008800

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, **Joedi J. Raff, Successor Trustee U/A/D August 26, 2008 of the Evelyn G. Raff Revocable Living Trust Agreement** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Stevens**, ("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 174, SECTION EIGHT, WEST MEADE ESTATES, as shown on plat of record in Plat Book 3700, Page 31, 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 by Quitclaim Deed from Alvin H. Raff and Evelyn G. Raff, Trustees U/A/D November 30, 1999 of the Raff Joint Revocable Living Trust Agreement to Evelyn G. Raff, Trustee U/A/D August 26, 2008 of the Evelyn G. Raff Revocable Living Trust Agreement as recorded on the 30th day of September, 2008 in Instrument No. 20080930-0098890; Quitclaim Deed from Alvin H. Raff, and Evelyn G. Raff, Individually to Alvin H. Raff, and Evelyn G. Raff, Trustees, and any Successor Trustees thereto, U/A/D November 30, 1999 as recorded on the 14th day of December, 1999 in Instrument No. 199912140303013 and Warranty Deed from Horace V. Henley and wife, Betty G. Henley to Alvin H. Raff and wife, Evelyn G. Raff as recorded on the 5th day of October, 1972 in Deed Book 4644, Page 56, in the Register's Office of Davidson County, Tennessee.

Property is not marital residence of Grantee.

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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION EIGHT, WEST MEADE ESTATES, as recorded in Plat Book 3700, Page(s) 31.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3934, Page 115, amended in Book 4503, Page 111.

This is improved property located at 6739 Pennywell Drive Nashville, TN 37205.

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 9th day of December, 2013.

Joedi J. Raff, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joedi J. Raff, 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 successor trustee of the Evelyn G. Raff Revocable Living Trust Agreement, 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 9th day of December, 2013.

Notary Public

My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE