THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140016095 DEEDWARR
Recvd: 03/10/14 11:26 2 pgs
Fees:13.00 Taxes:540.20

20140310-0019846

JAMES A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Nicholas Stabile, II	OWNW	MAP 82-4
5203 Kentucky Ave		PARCEL 390.00
Nashville TN 37209		
(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, I, **Deborah Harris, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Nicholas Stabile, II and Nicholas F. Stabile**

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 part of Lot number 6 in the Division of the Estate of John Hobson, deceased, as of record in Minute Book "L", page 363, of the Circuit Curt for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Petway Avenue at the northeast corner of the A. W. Hooker Subdivision, as of record in Book 57, page 131, Register's Office for Davidson County, Tennessee; thence with the easterly line of the said A. W. Hooker's subdivision, southwardly 150 feet, more or less, to an alley; thence eastwardly 45 1/2 feet to a point 45 1/2 feet west of a stake; thence northwardly 150 feet, more or less, to the south margin of Petway Avenue; thence westwardly 45 1/2 feet to the point of beginning at the northeast corner of the A. W. Hooker Subdivision; this conveyance is made together with a strip 4 1/2 feet wide adjoining on the easterly side of the herein described tract, along the west line of the Melvin Yarber tract, making the tract 50 feet in all along the rear and front lines.

Being the same property conveyed to Deborah Harris by Quitclaim Deed from Deborah Harris and Riley Harris of record in Book 11177, Page 980, in the Register's Office for Davidson County, Tennessee, dated October 29, 1998, recorded October 30, 1998. See also Affidavit of Inheritance in Book 11175, Page 75, Register's Office for Davidson County, Tennessee, dated October 28, 1998, recorded October 29, 1998.

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 **916 Petway Avenue, Nashville, TN 37206.**

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 my hand this the 7th day of March, 2014.

Deborah Harris

Deborah Harris

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 **Deborah Harris** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of March, 2014.

My Commission expires: 1-4-16

JAMES A. WAECATER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

Notary Public

Notary Public