File 25831-8 bBOX 14

19018
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20140022807 DEEDWARR
Recvd: 04/04/14 10:01 3 pgs
Fees:18.00 Taxes:268.25
20140404-0028151

WARRANTY DEED

Address New Owner(s):
Cripple Creek Properties, LLC
126A 39th Avenue North
Nashville, TN 37209

Send Tax Bills to:
New Owner

Map/Parcels: 06016004700 & 06016031800

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, I/we, **Sandra Stephenson-Peterkin (fka Sandra M. Stephenson), a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cripple Creek Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his successors 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 Nos. 55A and 55B, Zone Lot Division of Lot 55, Capitol View Subdivision, as of record in Book 6200, page 521, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more detailed description thereof.

BEING the same property conveyed to Sandra M. Stephenson, married, by deed from K & T Properties, a partnership composed of Gene E. Tidwell and Michael S. Kaszyski, Jr. and Michael S. Kaszyski, Jr., Trustee, U/A/D January 11, 2011, dated August 4, 2006, and filed in Instrument No. 20060809-0098228, Register's Office for Davidson County, Tennessee.

Sandra M. Stephenson and Sandra Stephenson-Peterkin being one and the same person.

This conveyance is subject to all restrictions, easements and setback lines of record.

The property herein conveyed has never been occupied as a principal residence by the grantor herein, her spouse of any of her children. Pursuant to this fact, there is no marital interest to be conveyed by any spouse of the grantor listed above.

This is improved property known as: 2829 A & B Brunswick Drive, 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 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 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/our hand(s) as on the date shown on the Notary Public form.

Sandra Stephenson-Peterkin

STATE OF CONNECTICUT :
COUNTY OF Fairfield :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra Stephenson-Peterkin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of March, 2014.

Notary Public

My Commission Expires:

NYIESHA L. ARNOLD
NOTARY PUBLIC
State of Connecticut
My Commission Expires
May 31, 2016

NYIESHA L. ARNOLD NOTARY PUBLIC STATE OF CONNECTICUT

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STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~DAVIDSON~~ Fairfield

The actual consideration or value, whichever is greater, for this transfer is $72,500.00

Affiant

Subscribed and sworn to before me this 27 day of March, 2014.

Notary Public

NYIESHA L. ARNOLD
NOTARY PUBLIC
State of Connecticut
My Commission Expires
May 31, 2016

