#8216

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Kelly Stephenson	Jo Kelly Stephenson	13500017000
(NAME)	(NAME)	
2252 Smith Spnngs Road	2252 Smith Springs Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37217	
(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, WE, Wanda Hester Sullivan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Kelly Stephenson, 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 the Second Civil District of Davidson County, Tennessee, and being on the north side of Smith Springs Road and beginning at the southwest corner of lot owned by John Myrick which is in the margin of said road running thence with the margin of the said road 240 feet to a stake; thence in a northerly direction 210 feet to a stake; thence in an easterly direction 240 feet to t a stake, thence in a southerly directions with Myrick's west line 210 feet to the point of beginning.

Included in this description but excluded from this conveyance are the sell offs recorded in Book 3374, page 478 and Book 8263, page 807, said Register's office.

Being the same property conveyed to John Randall Sullivan and wife, Wanda Hester Sullivan, by deed of record in Book 2089, Page 365, Register's Office for Davidson County, Tennessee. John Randall Sullivan having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2252 Smith Springs Road, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans: T20140027091 DEEDWARR
Recvd: 04/22/14 09:55 2 pgs
Fees: 13.00 Taxes: 259.00

20140422-0033446

Witness my hand this 15th day of April, 2014.

Wanda Hester Sullivan by Wanda Janeane Decker by her attorney in fact

Wanda Hester Sullivan by Wanda Janeane Decker, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of April, 2014 before me personally appeared Wanda Janeane Decker, the person who executed the foregoing instrument on behalf of Wanda Hester Sullivan, and acknowledged that she executed the same as the free act and deed of the said Wanda Hester Sullivan, through Power of Attorney granted her by the said Wanda Hester Sullivan.

Witness my hand and official seal at Franklin, Tennessee this 15th day of April, 2014.

Commission expires: 5.5.15

Notary Public

KRYSTAL T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015