BILL GARRETT, Davidson County
Trans:T20140037093 DEEDWARR
Recvd: 05/28/14 12:21 2 pgs
Fees:13.00 Taxes:1045.25
20140528-0045726

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 23 day of May, A.D., 20 14, by and between

Nathan Stephens An unmarried person

First Parties, and

Gay Hutson, unmarried

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE FINAL PLAT OF BROOK GLEN, OF RECORD IN BOOK 9700, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NATHAN STEPHENS, UNMARRIED, BY DEED FROM LEE MORRIS AND PAGE MORRIS, HUSBAND AND WIFE, RECORDED ON MARCH 12, 2013, OF RECORD IN INSTRUMENT NO. 20130312-0024278, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Gay Hutson
40 Brook Glen Cove
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
New Owner

CLT # 156010D01200CO

MR-BR-10286-27755

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Nathan Stephens

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nathan Stephens An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2014.

Julie Anne Pomeroy Notary Public

My Commission Expires: My Commission Expires MAR 6 2018

JULIE ANNE POMEROY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 282,500.00. Affiant _____.

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

My Commission Expires: _____

3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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