NEW OWNER:

Barbara Stevens
2124 Mooreview St.
Henderson, NV 89012

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0276

Map 131 Group 05-0-B Parcel 345.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140040120 DEEDWARR
Recvd: 06/06/14 15:04 3 pgs
Fees:18.00 Taxes:477.30
20140606-0049572

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Nine Thousand and 00/100 Dollars ($129,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN FOSTER NICHOLS,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BARBARA STEVENS and DREW STEVENS, husband and wife** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County,** Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 345 on the Plan of Four Seasons Condominiums, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed establishing Four Seasons, a Condominium, and of record in Plat Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to John Foster Nichols, unmarried, by Warranty Deed from Aaron R. Myers and Erin Weston-Myers, husband and wife, dated January 15, 2009, and of record as Instrument No. 20090120-0004783, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 345 Summit Ridge Circle, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19 day of **May, 2014**.

JOHN FOSTER NICHOLS

CHERIE DEE BAIRD TEAGUE, joins in this conveyance for the purpose of conveying any marital interest she may have in the above property

By: JOHN FOSTER NICHOLS, Attorney-in-Fact
Pursuant to a Power of Attorney of Record
RODCT, Book *_____, Page _____

*20140606-0049571

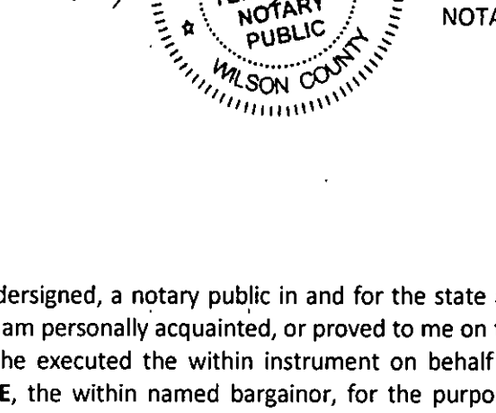
(ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN FOSTER NICHOLS**, 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 at office 19 day of May, 2014.



NOTARY PUBLIC

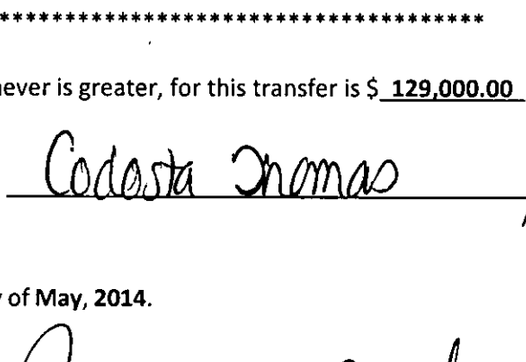
My commission expires: 3/28/2016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN FOSTER NICHOLS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **CHERIE DEE BAIRD TEAGUE**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 19 day of May, 2014.



NOTARY PUBLIC

My commission expires: 3/28/2016

****

The actual consideration or value, whichever is greater, for this transfer is $ **129,000.00** .

Codesta Thomas

AFFIANT

Sworn to and subscribed to before me 19th day of **May, 2014.**

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17