Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20140054489 DEEDWARR
Recvd: 07/28/14 15:16 2 pgs
Fees: 13.00 Taxes: 481.00
20140728-0066989

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2014.

Notary Public
My commission expires:

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 6, 2015

02-1407-49108

Address of New Owner:	Send Tax Bills to:	Tax Information
James Stephens 56 Jay St. Nashville TN 37210	New Owner	119-06-0-163.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary L. Fernberg and wife, Carolyn D. Fernberg, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Stephens, III and Melissa B. Stephens, husband and wife, hereinafter called the Grantees, their 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 No. 96, on the Plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary L. Fernberg and wife, Carolyn D. Fernberg by deed from Jimmy B. Gaw and Anita Martin Gaw, dated January 28, 2011, recorded February 2, 2011, of record in Instrument No. 20110202-0009106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 56 Jay St., Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of July, 2014.

Gary L. Fernberg

Carolyn D. Fernberg

STATE OF FL
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary L. Fernberg and Carolyn D. Fernberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Ft. Myers (city), FL (state), this 21st day of July, 2014.

Billie A Edge
Notary Public

My Commission expires

BILLIE A. EDGE
MY COMMISSION # FF 070694
EXPIRES: December 1, 2017
Bonded Thru Notary Public Underwriters