WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140054646 DEEDWARR
Recvd: 07/29/14 10:35 2 pgs
Fees:13.00 Taxes:703.00

20140729-0067183

G-VRES-14-4833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Stephenson	**Same as New Owner**	
(NAME)	(NAME)	
4833 Foley Drive		**14708004100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DONALD E. KRUPICKA,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAREN STEPHENSON, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 79 on the Plan of Section Two Beverly heights of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 79 fronts 50 feet on the southwesterly side of a turn around at the end of Foley drive and runs back 257.9 feet on the north westerly line and 275 feet on the southwesterly line to a broken line in the rear on which it measures 321.4 feet.

Included but excluded in the above description is that conveyance of Order of Possession of record in Book 6391, Page 468.

Being the same property conveyed to Donald E. Krupicka and wife, Bobbie Jean Krupicka by deed from Robert c. Hanley and wife, Helen S. Hanley of record in Book 8174, page 751, Register's Office for Davidson County, Tennessee, dated August 10, 1990 and recorded on August 15, 1990.

Bobbie Jean Kurpicka having died on March 8, 2014 leaving property to her spouse Donald E. Krupicka has his sole and separate property.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2440, Page 199, in the Register's Office for Davidson County, Tennessee.
- Order of Possession / Easement of record in Book 6391, Page 468, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and /or Storm Drainage of record in Book 8259, Page 168, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4833 Foley Drive , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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) this the 25th DAY OF JULY, 2014.

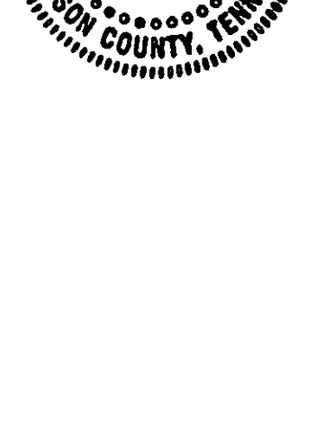
Donald E. Krupicka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD E. KRUPICKA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212