BILL GARRETT, Davidson County
Trans:T20140056704 DEEDWARR
Recvd: 08/04/14 15:13 2 pgs
Fees:13.00 Taxes:508.75
20140804-0069839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 137,500.00

Hanna L Bacon
Affiant

Subscribed and sworn to before me, this 31st day of July, 2014.

Notary Public

My commission expires: 6/29/16

ARIC D. HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HICKMAN

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **HANNA L. BACON** | New Owner | **141060D09400CO** |
| **3311 HARPETH SPRINGS DR** | | |
| **NASHVILLE, TN 37221** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**STEVEN A. DESOTO AND WIFE, STACY DESOTO**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**HANNA L. BACON**

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 Davidson County, Tennessee, being Unit No. 94 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-001999 (erroneously referred to in prior deeds as Instrument No. 20030213-01999), Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO STEVEN A. DESOTO, AN UNMARRIED MAN, BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED 07/30/2004 AND RECORDED ON 08/05/2004 IN INSTRUMENT NUMBER 20040805-0094146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. STEVEN A. DESOTO IS NOW MARRIED. STACY DESOTO HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( ) property known as 3311 HARPETH SPRINGS DR, NASHVILLE, TN 37221.

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 in 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.

Witness my/our hand(s) this 31st day of July, 2014.

Steven A. DeSoto by Michelle DeSoto His Attorney-In-Fact
STEVEN A. DESOTO
BY: MICHELLE DESOTO
HIS ATTORNEY IN FACT

Stacy DeSoto by Michelle DeSoto Her Attorney-In-Fact
STACY DESOTO
BY: MICHELLE DESOTO
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **MICHELLE DESOTO** to me known to be the person who executed the foregoing instrument in behalf of **STEVEN A. DESOTO AND STACY DESOTO** as his/her Attorney in Fact, and acknowledged that he/she executed the same for the purposes therein contained as the free act and deed of the said **STEVEN A. DESOTO AND STACY DESOTO.**

Witness my hand, at office, this 31st day of July, 2014.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD