BILL GARRETT, Davidson County
Trans: T20140064860 DEEDWARR
Recvd: 09/02/14 12:11 2 pgs
Fees: 13.00 Taxes: 111.00
20140902-0079714

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC J. TRENT LEHMAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES 11/13/17

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward H. Henley, III	New Owner	10504017400
(NAME) 1208 3rd Ave. South	(NAME) same address	10504017500
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

JOHN EMMET STEVENSON, TRUSTEE OF THE STEVENSON TRUST NO. 4,

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

EDWARD H. HENLEY, III,

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:

Tract 1; commonly known as 1247 Lewis Street:

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot No. 31 and the northerly 10 feet of Lot No. 34 on the Plan of Trimble's Addition to Nashville, as of record in Book 21, page 121, Register's Office for said County.

Said parts of Lots Nos. 31 and 34 front together 40 feet on the westerly side of Lewis, formerly East Hill Street, and run back between parallel lines 120 feet to an alley.

Tract 2; commonly known as 1249 Lewis Street:

Land in Davidson County, Tennessee, being part of Lot No. 34 in John Trimble's Addition to South Nashville, as of record in Book 21, page 121, Register's Office for said County.

Said part of Lot No. 34 fronts 40 feet on the west side of Lewis Street and runs back between parallel lines 120 feet to a 12 foot alley.

Being the same property conveyed to John Emmet Stevenson and M.K. Stevenson, Trustees of the Stevenson Trust No. 4 by Special Warranty Deed from Woodbine-Trimble, L.P. recorded on September 10, 1998 of record in Book 11107, Page 105, in the Register's Office for Davidson County, Tennessee. The said M.K. Stevenson having since died, John Emmet Stevenson sole remaining trustee with full power to sell, transfer and convey without joinder of any beneficiary.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 21, Page 121, Register's Office for Davidson County, Tennessee; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1247 &1249 Lewis Street, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 29th day of August, 2014.

Stevenson Trust No. 4

John Emmet Stevenson Trustee

By: John Emmet Stevenson, Trustee

XXXXXXXXXXXXXXXXXX

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John Emmet Stevenson** with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Trustee of **THE STEVENSON TRUST NO. 4**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **THE STEVENSON TRUST NO. 4** by him/herself as Trustee.

Witness my hand and official seal at on this 29th day of August, 2014

Commission expires: November 13, 2017

WILLIAMSON COUNTY J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared XXXXXXXXX with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Trustee of THE STEVENSON XXXXXXXXXXXXXXX TRUST NO. 4, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of THE STEVENSON TRUST NO. 4 by him/herself as Trustee.

Witness my hand and official seal at on this 29th day of August, 2014

Commission expires: November 13, 2017

Notary Public