WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON, TENN My Comm. Expires May 5, 2015

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22314

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Susan B. Stephens and Patrick H. Stephens, wife and husband	New Owner	083 10 0 184.00
(NAME) 1622 Forrest Ave	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Thousand And No/100 Dollars ($500,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer L. Crews and husband, Matthew W. Crews**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Susan B. Stephens and Patrick H. Stephens, wife and husband**, 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:

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. 35 on the Plan of Lockeland, of record in Book 57, Page 135, Register's Office, Davidson County, Tennessee.
Being the same premises conveyed to Matthew W. Crews and wife, Jennifer L. Crews by Warranty Deed from Dan E. Elkins and wife, Meryll Rose Elkins dated October 28, 2011 and recorded November 4, 2011 in Instrument No. 20111104-0086346, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1622 Forrest Avenue, Nashville, TN 37206

File Number: GRN-141089

BILL GARRETT, Davidson County
Trans: T20140068767 DEEDWARR
Recvd: 09/15/14 14:25 2 pgs
Fees: 13.00 Taxes: 1850.00
20140915-0084354

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, has 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 12th day of September, 2014.

Jennifer L. Crews

Matthew W. Crews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jennifer L. Crews and wife, Matthew W. Crewsthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2014.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Notary Public

My Commission Expires:

(SEAL)

File Number: GRN-141089