BILL GARRETT, Davidson County
Trans:T20140069123 DEEDWARR
Recvd: 09/16/14 11:49 4 pgs
Fees:23.00 Taxes:246.05
20140916-0084782

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 ADAM LaFEVOR STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $66,500.00. Affiant Subscribed and sworn to before me, this 11 day of September, 2014. Notary Public My Commission Expires: 10/18/16

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
William H. Smallman P.O. Box 158444 Nashville, TN 37215	New Owner	071-15-0-226.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF JAMES D. STEVENS BY AND THROUGH ANDREW B. GIBSON, JR. AND ANNA FREDRICK RINGEMANN, IN THEIR CAPACITY AS CO-EXECUTORS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM H. SMALLMAN** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 80 & 81, as shown on the map entitled Highland Land Company's Subdivision, of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lots 80 and 81 front 25 feet each on the easterly side of Stainback Avenue, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to J. D. Stevens, Trustee with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, by deed from Andrew B. Gibson, Jr., Trustee, of record in Book 9714, page 977, dated June 22, 1995, said Register's Office. The said J. D. Stevens, being one and the same as James D. Stevens, was both Trustee and sole Beneficiary in the trust holding title to the subject property. The said James D. Stevens died June 5, 2008. By Last Will and Testament entered into probate under Case No. 08P-927, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the said James D. Stevens reserved all real property as part of his probate estate, naming Andrew B. Gibson, Jr. and Anna Fredrick Ringemann as his Co-Executors with full power to sell real estate and named Anna Fredrick Ringemann and Amon Deadrick Ringemann as his sole residual beneficiaries. The Estate of James D. Stevens is still open.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 421, page 14, said Register's Office.

This is improved property known as: **1335 Stainback Avenue, Nashville, TN 37207.**

Anna Fredrick Ringemann and Amon Deadrick Ringemann, Devisees under the Last Will and Testament of James D. Stevens, join in the execution of this instrument for the purpose of conveying all their interest in the subject property to the Grantee.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantees that it is 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 further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10 day of September 2014.

The Estate of James D. Stevens

BY:

Andrew B. Gibson, Jr., Co-Executor

Anna Fredrick Ringemann, Co-Executor

Amon Deadrick Ringemann, Devisee

Anna Fredrick Ringemann, Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew B. Gibson, Jr., Co-Executor of the Estate of James D. Stevens, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of September, 2014.

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Fredrick Ringemann, Individually and as Co-Executor and Beneficiary of the Estate of James D. Stevens, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of September, 2014.

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amon Deadrick Ringemann, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of September, 2014.

(Seal)

Catherine H. Gwyn
Notary Public

My Commission Expires: 06/21/2016

