WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074456 DEEDWARR
Recvd: 10/02/14 15:47 2 pgs
Fees:13.00 Taxes:1979.50
20141002-0091328

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2014.

Notary Public

My commission expires: 1-3-15
(AFFIX SEAL)

PATRICE J. GALLAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Peter Damp **Julie Damp**	~~OWNERS~~ Republic Bank & Trust Company	**Map 130-04-0 Parcel 083-00**
4229 Wallace Lane	200 S. 7th Street	
Nashville, TN 37215	Louisville, TN 40202	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth N. Stevens, a widow

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

Peter Damp and Julie Damp, husband and wife

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 Lot No. 41 on the Plan of Sneed Estates, as of record in Book 2133, Pages 10 and 11, Register's Office for said County.

Said Lot 41 fronts 136 feet on the westerly side of Wallace Lane and runs back between lines, 301.1 feet on the north line and 302.2 feet on the south line, to a dead line, measuring 136 feet thereon.

Being the same property conveyed to James E. Stevens, Jr. and wife, Elizabeth N. Stevens, by Deed dated July 21, 1954 from Oak Hill Land Company, a Tennessee corporation, of record in Book 2291, Page 537, Register's Office for Davidson County, Tennessee. The said James E. Stevens, Jr. died on March 29, 2014.

This instrument is being executed on behalf of Elizabeth N. Stevens, pursuant to a Power of Attorney executed by same on the 28 day of June, 2012, of record in Instrument No. 20140912-0083536, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2133, Pages 10 and 11, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) License Agreement by and between Belinda Belle Johnson and Elizabeth N. Stevens for the encroachment of a deck as of record in Instrument No. 20140915-0084026, Register's Office for Davidson County, Tennessee. (3) Durable Power of Attorney for Financial Decisions from Elizabeth N. Stevens appointing Susan Stevens Logan and James E. Stevens, III, of record in Instrument No. 20140912-0083536, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **4229 Wallace Lane, Nashville, TN 37215**

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 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 my/our hand(s) this **30th** day of **September, 2014.**

Elizabeth N. Stevens by Susan Stevens Logan attorney-in-fact

Elizabeth N. Stevens by Susan Stevens Logan,
Attorney-in-Fact

Elizabeth N. Stevens by James E. Stevens III Attorney-in-Fact

Elizabeth N. Stevens by James E. Stevens, III,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Susan Stevens Logan and James E. Stevens, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Attorneys-in-Fact for **Elizabeth N. Stevens** and that they as such Attorneys-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Elizabeth N. Stevens**, for the purpose therein contained, by signing the name of **Elizabeth N. Stevens,** by themselves as Attorneys-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY