BILL GARRETT, Davidson County
Trans:T20140083788 DEEDWARR
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PREPARED BY (AND RETURN TO):
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 56931
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Kay Moss Nathaniel E. McIntyre 4336 Morriswood Drive Nashville, TN 37204	1st M Bank 30 Cadillac Dr Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 13207005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$351,750.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James E. Stevens and David E. Vespie,joint tenants with right of survivorship, both unmarried,** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Kay Moss and Nathaniel E. McIntyre, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Southmeade of record in Book 1835, page 118, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Include din the above description, but expressly excluded therefrom is The following parcel of land conveyed to the State of Tennessee by deed dated April 13, 1972 of record in Book 4592, page 475, said Register's Office, described as following: Land in Davidson County, Tennessee, being part of Lot #55 on the Plan of Southmeade as of record in Book 1835, pages 118 and 119, Register's Office Davidson County.

Beginning at a point in the west boundary of Lot #58 on said Plan and being the common corner of Lots #55 and 56 on said plans; thence with the northwest boundary of Lot #56 south 62 degrees 42 minutes west 19 feet more or less thence north 7 degrees 47 minutes west 111 feet more or less to the south boundary of Lot 54; thence with said boundary north 84 degrees 31 minutes east 18 feet more or less to a point in the west boundary of Lot #59; thence south 6 degrees 55 minutes east 43 feet more or less; thence south 10 degrees 25 minutes east 62 feet more or less to the point of beginning and containing 2,160 square feet.

Being the same property conveyed to James E. Stevens and David E. Vespie, both unmarried, Joint Tenants with Right of Survivorship by Warranty Deed from Donald R. Williams, unmarried, dated August 19, 2005 and recorded on August 23, 2005 of record in Doc. No. 20050823-0100549, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 118, said Register's Office, which Plan shows a 75 foot minimum building setback line from Morriswood Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 4336 Morriswood Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 2014.

James E. Stevens

David E. Vespie

State of Tennessee

County of Davidson

On this 31st day of October, 2014, before me the undersigned authority, personally appeared James E. Stevens and David E. Vespie, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

State of Tennessee

County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $351,750.00.

Affiant

Sworn and subscribed before me this 31st day of October, 2014.

Notary

My Commission Expires: 12/27/16

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON