BILL GARRETT, Davidson County
Trans:T20140091651 DEEDWARR
Recvd: 12/08/14 13:15 2 pgs
Fees:13.00 Taxes:22.20
20141208-0112218

This instrument prepared by: TERRY L. STEPHENS
PO Box 618
2224 East Hwy 619
Russell Springs, Kentucky 42642

LIMITED WARRANTY DEED

Address of New Owner is as follows: 477 Chestnut Street, Nashville, TN 37203

Name and Address of the person or entity responsible for payment of real property taxes: Same as above.

Map and Parcel No. Map 105-4, Parcel 307, Field Book No. 14W 24535, Map 105-4, Parcel 306, Field Book No. 14W 24540, Map 105-4, Parcel 304, Field Book No. 14W 24550

For and in consideration of the sum of Six Thousand ($6000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, TERRY L. STEPHENS and PAMELA STEPHENS, his wife, hereinafter referred to as the Grantors, do hereby transfer and convey unto JOHNATHAN EDWARD SEWELL and LESLIE LAUREN BROWN, his wife, his heirs and assigns, hereinafter referred to as Grantees, that certain tract of real property located in Davidson County, Tennessee, being more particularly described as

Land in Davidson County, Tennessee, being Lots Nos. 304, 306 and 307, as shown on a survey of Ralph W.C. Lambert dated July 24, 1971, and also being parts of Lots Nos. 23and 24 on the Old Fair Ground Plan of Lots, as of record in Book 21, page 116, Register's office for said County.

Said Lot No. 304 fronts 27 feet on the westerly margin of Creek Street and extends back between parallel lines 194.0 feet to a dead line in the rear.

Said Lots Nos. 306 and 307 front together 54.0 feet on the easterly margin of Creek Street and extend back between parallel lines 194.0 feet to a dead line in the rear.

BEING the same property conveyed to TERRY L STEPHENS, by Limited Warranty Deed from BOBBY G. CROWELL and JEAN M. CROWELL, his wife, of Nashville, Tn, of record in Book 8294, Page 808, Registers Office for Davidson County, Tennessee.

THIS LIMITED WARRANTY IS PERPARED FROM INFORMATION SUPPLIED BY THE GRANTORS, TERRY L STEPHENS AND PAMELA STEPHENS. The preparation of this Deed in itself does not assure title or serve as a title opinion, nor does it assure the correctness of the description or the presence of encroachments as may be shown on a survey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 6000.00
_____, Affiant
Subscribed and sworn before me this the 8 Day of Dec., 2014.
_____, Deputy Register

This is unimproved property known as _____.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, jointly, for and during their natural lives, with the remainder in fee simple to the survivor thereof, their heirs and assigns forever; and Grantors do covenant with the said Grantee that they 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 they do further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, but this Warranty DEED is limited to the time in which said real estate was lawfully seized in and possessed by TERRY L STEPHENS and wife PAMELA STEPHENS, and does not extend to any previous time thereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Form of Oath: I/We hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is SIX THOUSAND ($6,000.00) DOLLARS which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Witness our hands this the 10th day of November, 2014.

TERRY L. STEPHENS

PAMELA STEPHENS

COMMONWEALTH OF KENTUCKY
COUNTY OF RUSSELL

Subscribed and Sworn to before me, a Notary Public to be the free and voluntary act of TERRY L. STEPHENS and PAMELA STEPHENS this the 10th day of November, 2014.

NOTARY PUBLIC
My Commission Expires 9-18-17

NOTARY PUBLIC STATE AT LARGE KY 493753