GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20140096209 DEEDWARR
Recvd: 12/23/14 15:47 4 pgs
Fees:23.00 Taxes:131.35
20141223-0117662

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $35,500.00. Affiant Subscribed and sworn to before me, this 23rd day of December, 2014. Notary Public My Commission Expires: 9-22-2015

LORNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner As Follows: LaWanna Edwards 909B Russell Street Nashville, TN 37206	Send Tax Bills To: New Owner	Map-Parcel Number: 071-04-0-128.00

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, **ANDREW B. GIBSON, JR. AND ANNA FREDRICK RINGEMANN, IN THEIR CAPACITY AS CO-EXECUTORS OF THE**

ESTATE OF JAMES D. STEVENS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LAWANNA EDWARDS, an unmarried woman**, hereinafter called the Grantee, her 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) 30-A, as shown on the map entitled Resubdivision of Lots 24, 26, 28 and 30 of the John L. Gordon Subdivision, of record in Plat Book 8250, page 272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John T. Bottom, Jr., by deed from Jean H. Mosely, of record in Book 9292, page 163, dated March 28, 1994, said Register's Office. Being further conveyed to Andrew B. Gibson, Jr. and Anna Fredrick Ringemann in their capacity as Co-Executors of the Estate of James D. Stevens by quitclaim deed from John T. Bottom, Jr. of record in Instrument No. 20141223-0117661, said Register's Office.

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. County taxes subsequent to the year 2014. 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 Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 8250, page 272, said Register's Office.

This is unimproved property known as: **122 Gordon Terrace, 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that the Estate of James D. Stevens 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 the Estate, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of December, 2014.

The Estate of James D. Stevens

BY: _____
Andrew B. Gibson, Jr., Co-Executor

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 19th day of December, 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

588933.1/2010969

WITNESS my hand this 22nd day of December, 2014.

The Estate of James D. Stevens

BY: Anna Fredrick Ringemann
Anna Fredrick Ringemann, Co-Executor

Amon Deadrick Ringemann
Amon Deadrick Ringemann, Devisee

Anna Fredrick Ringemann
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, 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 22nd day of December, 2014.

DEBORAH A. TRONNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Seal)

Deborah Tronnes
Notary Public

My Commission Expires: My Commission Expires May 8, 2018

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 22nd day of December, 2014.

(Seal) DEBORAH A. TRONNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deborah Tronnes
Notary Public

My Commission Expires: My Commission Expires May 8, 2018