NEW OWNER:
JESSICA MENTZER
2417 DENNYWOOD DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0650

Map & Parcel 08411022300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150044446 DEEDWARR
Recvd: 06/05/15 12:59 4 pgs
Fees:23.00 Taxes:425.50
20150605-0052985

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LARRY D. STEPHENS, ADMINISTRATOR OF THE ESTATE OF ROSA LEE STEPHENS, LARRY D. STEPHENS, INDIVIDUALLY, ENIS W. STEPHENS, AND KIMBERLY K. WHITE** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JESSICA MENTZER, UNMARRIED and TIMOTHY BOLTON, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 171 on the Map of Maplecrest, as shown on the plat of the same of record in Plat Book 1835, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property and being further described as follows:

Said Lot No. 171 fronts 65 feet on the southerly side of Denneywood Drive and runs back between lines 199.3 feet on the westerly side and 195 feet on the easterly side to a dead line in the rear on which it measures 87 feet.

Being the same property conveyed to Wesley E. Stephens and wife, Rosa Lee Stephens by Warranty Deed from Frances Katherine Griggs Minor, an unmarried woman, dated December 1, 1964, and of record in Book 3838, Page 235, Register's Office for DAVIDSON County, Tennessee. Wesley E. Stephens and Rosa Lee Stephens remained married, without intervening divorce or legal separation, from the time of acquisition of the property herein until the death of Wesley E. Stephens; therefore, Rosa Lee Stephens was the surviving tenant by the entirety to the property herein. Rosa Lee Stephens is now deceased, having died a widow and intestate in Davidson County, Tennessee. For further reference to title, see the Estate of Rosa Lee Stephens, of record in Docket No. 15P484, in the Seventh Circuit Court for Davidson County, Tennessee, whereby it is stated that the heirs-at-law of Rosa Lee Stephens at the time of her death are her children: Larry D. Stephens, Enis W. Stephens and Kimberly K. White, none having predeceased her.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **2417 DENNYWOOD DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Pages 27 and 28, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of May, 2015.

ESTATE OF ROSA LEE STEPHENS

Larry D Stephens

BY: LARRY D. STEPHENS, ADMINISTRATOR

LARRY D. STEPHENS

ENIS W. STEPHENS

KIMBERLY K. WHITE by Larry D Stephens

BY: LARRY D. STEPHENS ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LARRY D. STEPHENS, ADMINISTRATOR OF THE ESTATE OF ROSA LEE STEPHENS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2015.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LARRY D. STEPHENS AND ENIS W. STEPHENS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2015.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LARRY D. STEPHENS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **KIMBERLY K. WHITE** the within-named bargainor, as the free act and deed of the said **KIMBERLY K. WHITE.**

WITNESS my hand and official seal at office, this 28th day of May, 2015.

NOTARY PUBLIC

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-26-17

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The actual consideration or value, whichever is greater, for this transfer is **$115,000.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of May, 2015.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY