This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)

BILL GARRETT, Davidson County
Trans:T20150051347 DEEDWARR
Recvd: 06/26/15 09:35 3 pgs
Fees:18.00 Taxes:961.63
20150626-0061549

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Erik Stell and wife, Julie Stell,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Elizabeth Swenson**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, page 499, said Register's Office.

Being the same property conveyed to Erik Stell and wife, Juliet Stell by deed dated March 21, 2005 from H. Stanley Ferguson and wife, Marina R. Ferguson of record as Instrument No. 2005032900334496, said Register's Office.

Map & Parcel 172-3A-34CO

This property is known as 5536 Maplesong Drive, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 24th day of June, 2015.

Erik Stell -Grantor

Julie Stell -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erik Stell and Julie Stell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 1-14-18

GERALD A. SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Grantee(s) Name, Address:	Send Tax Statement To:
Elizabeth Swenson	New Owner
5536 Maplesong Drive	
Nashville, TN 37211	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$259,900.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 24th day of June, 2015.

Affiant

Notary Public

(Seal)

My commission expires:

1.14.19