BILL GARRETT, Davidson County
Trans:T20150055088 DEEDWARR
Recvd: 07/08/15 11:58 2 pgs
Fees:13.00 Taxes:680.80
20150708-0066186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 30TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURIE N DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soloman Stephens and Crisundra Stephens, husband and wife	First Bank	04214001800
	(NAME)	
601 Tuckahoe Drive	885 Conference Drive, Ste. 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Linda Hutcherson and Charles Larry Winters, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Soloman Stephens and Crisundra Stephens, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF SHERRY HEIGHTS, SECTION 3, AS OF RECORD IN BOOK 2331, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF TUCKAHOE DRIVE AT THE CORNER OF LOTS NOS. 63 AND 64; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHERLY 256 FEET TO THE CORNER OF LOTS NOS. 63, 64 AND 79; THENCE WITH THE LINES BETWEEN LOTS NOS. 64 AND 79, EASTERLY 183.9 FEET TO THE WESTERLY MARGIN OF RHINE DRIVE; THENCE WITH SAME, NORTHERLY 211 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET, NORTHEASTERLY 39.3 FEET TO THE SOUTHERLY MARGIN OF TUCKAHOE DRIVE; THENCE WITH THE SAME WESTERLY 239.4 FEET TO THE BEGINNING.
BEING THE SAME PROPERTY TO NAOMI FRANCES WINTERS BY DEED FROM IDA L. DOUGLAS, UNMARRIED, OF RECORD IN BOOK 10611, PAGE 991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. NAOMI FRANCES WINTERS AKA NAOMI FRANCES KNIGHT WINTERS HAVING SINCE DIED TESTATE AND PURSUANT TO THE LAST WILL AND TESTAMENT OF NAOMI FRANCES KNIGHT WINTERS, OF RECORD IN PROBATE FILE 11P1101, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND CERTIFIED COPY RECORDED BY INSTRUMENT NO. 20120817-0073723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY WAS DEVISED TO LINDA HUTCHERSON, 50% UNDIVIDED INTEREST AND CHARLES LARRY WINTERS, 50 % UNDIVIDED INTEREST.

CHARLES LARRY WINTERS EXECUTES THIS POWER OF ATTORNEY AS ATTORNEY IN FACT ON BEHALF OF LINDA HUTCHERSON PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150708-0066185, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 601 Tuckahoe Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

WARRANTY DEED
(Continued)

simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of June, 2015.

Linda Hutcherson
Linda Hutcherson

By: Charles Larry Winters, Attorney-in-Fact
Charles Larry Winters, Attorney-in-Fact

Charles Larry Winters
Charles Larry Winters

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Larry Winters, the herein bargainor(s), 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 seal, this 30th day of June, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of June, 2015, before me, a Notary Public, in and for said County and State, personally appeared Charles Larry Winters, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda Hutcherson, acknowledged that such persons executed the same as the free act and deed of the said Linda Hutcherson.

Witness my hand and seal, this 30th day of June, 2015.

Mary Birthright
Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Smith Sholar Milliken, PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072