MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Mary Lou Menten
Affiant

Subscribed and sworn to before me, this 21ST DAY OF SEPTEMBER, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
8-20-19 (AFFIX SEAL)

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
Russell E. Stevenson and wife, Patricia C. Corcoran	Same as new owner	11914022400
	(NAME)	
263 Morton Avenue	263 Morton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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 Shirley A. Owen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Russell E. Stevenson and wife, Patricia C. Corcoran, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF PLEASANT VIEW SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 21 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF EAST MORTON, FORMERLY MCCOMBS STREET, AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MILDRED DORA NOE BY DEED FROM GEORGE ANTON AND WIFE, VASILIKI G. ANTON, OF RECORD IN BOOK 4566, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MILDRED DORA NOE HAVING SINCE DIE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 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 265 Morton Avenue, Nashville, TN 37211
(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 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 21st day of September, 2015.

BILL GARRETT, Davidson County
Trans:T20150081341 DEEDWARR
Recvd: 09/24/15 10:32 2 pgs
Fees:13.00 Taxes:296.00
20150924-0097086

WARRANTY DEED
(Continued)

Shirley A. Owen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley A. Owen, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2015.

Notary Public

My Commission Expires: 7/7/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072