WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150082349 DEEDWARR
Recvd: 09/28/15 13:32 2 pgs
Fees: 13.00 Taxes: 468.05
20150928-0098269

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Sept., 2015.

Notary Public

MY COMMISSION EXPIRES: 05/06/2018
(AFFIX SEAL)

WILLIAM D. CASSETTEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 D Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sandra Borah	CASH TRANSACTION	061-15-015.00
(NAME)	(NAME) Lance	
3916 Burrus Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT, GAIL F. STEPHENS, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA BORAH, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, a survey of 50 feet of Lot 59 on MAPLEWOOD HOME TRACT of record in Book 421, Page 174, Register's Office for said County, and being Lot No. 3 on an unrecorded subdivision of Lots 59 and 60 prepared November 10, 1959, by William Parrison Associates of Nashville.

SAID Lot fronts 50 feet on the southeasterly margin of Burrus Street and runs back between parallel lines 225 feet to a dead line measuring 50 feet thereon.

BEING the same property conveyed to Thomas A. Owens, et ux and Gail F. Owens from Edward Martin, Jr., et ux, Patricia Martin, of record in Book 5293, Page 272, Register's Office for Davidson County. The property being further divested out of Gail F. Owens and into Thomas Andrew Owens, Jr. by divorce decree of the Third Circuit Court for Davidson County, Tennessee of record in Book 6122, Page 925, Register's Office for Davidson County. In Book 6122, Page 929, in said Register's Office, Thomas Andrew Owens, Jr. and Gail F. Owens (now Gail F. Stephens) conveyed their interest to Gail F. Stephens.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3916 Burrus Street Nashville TN 37216
(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 our hands this 18 day of Sept., 2015.

Gail F. Stephens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Gail F. Stephens with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 18 day of Sept., 2015.

Notary Public

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/06/2018