This Instrument Prepared By and Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone : 615-383-2903

BILL GARRETT, Davidson County
Trans:T20150107279 DEEDWARR
Recvd: 12/21/15 08:57 2 pgs
Fees:13.00 Taxes:240.50
20151221-0127654

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Reginald McKeever	Reginald McKeever	071-12-0-162.00
808 Chickasaw Avenue	1621 Lethia Drive	
Nashville, TN 37207	Nashville, TN 37206	

For good and valuable consideration received, **Frank Stevenson, Sr., Administrator of the Estate of Willie Bee Stevenson,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 15P442** unto the Grantee, **Reginald McKeever**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Willie Bee Stevenson**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wilie B. Stevenson, unmarried by Warranty deed from Charles E. Stefl and wife, Deborah J. Stefl of record in Book 9605, page 987, Register's Office for Davidson County, Tennessee, dated February 22, 1995 and recorded on February 28, 1995. The said Willie B. Stevenson having since died on February 6, 2015. Order to sell real property filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-442.

Said Property is conveyed subject to any and all restrictions and easements of record including those listed in Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

This is improved property known as 808 Chickasaw Avenue, Nashville, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Administrator of the Estate of Willie B. Stevenson, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of December, 2015.

Frank Stevenson

Frank Stevenson, Sr., Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December 2015, before me personally appeared, Frank Stevenson, Sr., Administrator of the Estate of Willie Bee Stevenson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Willie Bee Stevenson, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 17th day of December 2015.

My commission expires: 8/20/19

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Subscribed and sworn to before me this 17th day of December 2015.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.