BILL GARRETT, Davidson County
Trans:T20160004425 DEEDWARR
Recvd: 01/19/16 10:00 2 pgs
Fees:13.00 Taxes:1110.00
20160119-0004794

WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of January, 2016.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

2015-379

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Norma Crow 102 Vaughn Rd Nashville TN 37221	Volunteer State Bank 101 Highway 52 W Portland TN 37148	071.12-0-346.00 071.12-0-347.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frederick R. Stephens**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Norma Crow,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 23 and 25 Ligon Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

TRACT 2 - 23 Ligon Avenue (Parcel 071-14-0-347.00)

Being Lot No. 8 in A. Stalcup's Addition as of record in Book 57, page 115, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 40 feet on the South side of Ligon Avenue and runs back between parallel lines 80 feet, more or less, to a dead line.

TRACT 3 -25 Ligon Avenue (Parcel 071-14-0-346.00)

Being Lot No. 7 in A. Stalcup's Addition to East Nashville, as of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 40 feet on the South side of Ligon Avenue and runs back between parallel lines 83 t feet to a dead line.

Being the same property conveyed to Frederick R. Stephens from Stephens Liquidation Corporation (formerly Stephens Millwork & Lumber Co), a Tennessee corporation by Quitclaim Deed dated January 13, 2014 and recorded January 27, 2014 in Instrument #20140127-0007399, Register's Office for Davidson County, Tennessee.

This is (X) unimproved 23 and 25 Ligon Avenue, Nashville, TN 37207.
This is ( ) improved property know as

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 6th day of January, 2016

Frederick R. Stephens

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Frederick R. Stephens, the 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 official seal at Williamson, Tennessee, this 6th day of January, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY