WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008289 DEEDWARR
Recvd: 02/01/16 10:22 2 pgs
Fees:13.00 Taxes:832.50
20160201-0009282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov 5, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Stephens and Michelle Stephens	New Owner	
(NAME)	(NAME)	10514010500
1819 Capers Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUTENRIETH - WILLIAMS FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY STEPHENS AND MICHELLE STEPHENS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 1 of Block No. 11 in Yarbrough's Subdivision of Woodland, a plan of which subdivision is of record in Book 161, Page 87, Register's Office for Davidson County.

Said Lot No. 1 fronts 65 feet on the Easterly side of Grantland Avenue, and runs back Easterly between parallel lines, and with the Southerly margin of Glenleven Street 165 feet to an alley.

Being the same property conveyed to Autenrieth-Williams Family Limited Partnership, a Tennessee Limited Partnership by Quitclaim Deed from Lester L. Williams, Jr., and wife, Linda A. Williams recorded on the 11th day of October, 2002 in Instrument No. 20021011-0125263, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 161, Page 87, said Register's Office.

This is improved x property, known as 2200 Grantland Avenue, Nashville, TN 37204
(unimproved)
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29 day of January, 2016

LESTER L. WILLIAMS, JR., GENERAL PARTNER

Linda A. Williams

LINDA A. WILLIAMS, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Lester L. Williams, Jr. and Linda A. Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be general partners of Autenrieth-Williams Family Limited Partnership the within named bargainor, a partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee this 29 day of January, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019