BILL GARRETT, Davidson County
Trans:T20160011599 DEEDWARR
Recvd: 02/11/16 10:56 2 pgs
Fees:13.00 Taxes:458.80
20160211-0013197

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $124,000.00. Affiant Subscribed and sworn to before me, this the 4th day of February, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Stephenson Hannah Stephenson		
400 Arrowwood Dr.	New Owners	090-15-0-078.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MITZI CHERYL ELEAM, MARRIED, AND CYNTHIA DAWN REED, MARRIED*, HEIRS OF THE ESTATE OF CLAUDINE W. BERLIN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL STEPHENSON AND HANNAH STEPHENSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1130 on the Map of Charlotte Park Subdivision, Section 14, as of record in Book 3300, page(s) 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1130 fronts 82 feet on the Westerly side of Annex Drive and runs back between lines 146 feet on the Northerly side and 149.95 feet on the Southerly side to a line in the rear measuring 68.95 feet thereon.

Being the same property conveyed to Alvin Wilson Berlin and wife Claudine W. Berlin for life estate and Mitzi Cheryl Eleam, Cynthia Dawn Reed, Alvin Wilson Berlin and Claudine W. Berlin each having 25% interest by Quitclaim deed from Alvin Wilson Berlin et ux, Claudine W. Berlin of record in Instrument No. 20060201-0012661 Register's Office for Davidson County, Tennessee, dated January 30, 2006 and recorded on February 01, 2006. Claudine Marie Berlin and Alvin Wilson Berlin having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 443 Annex Avenue, Nashville, TN 37209.
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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2016.

Mitzi Cheryl Eleam

Mitzi Cheryl Eleam

Cynthia Dawn Reed

Cynthia Dawn Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mitzi Cheryl Eleam and Cynthia Dawn Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of February, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Harold C. Reed, spouse of Cynthia Dawn Reed, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Harold C. Reed

Harold C. Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Harold C. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of February, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017