WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160042855 DEEDWARR
Recvd: 05/23/16 09:21 2 pgs
Fees: 13.00 Taxes: 1154.40
20160523-0051094

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$312,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2016.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jackie V. Stevens **Angela J. Stevens** **Haley Stevens**	new owner	**Map 131-03-0-C Parcel 204.00co**
4400 Belmont Park Terrace #204		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roseanne Spiess Giles, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackie V. Stevens and Angela J. Stevens, husband and wife, and Haley Stevens, a single person, all three tenants in common with rights of survivorship

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 Building Site No. 204 on the Plan of Arden Place, Section Seven, of record in Book 4955, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roseanne Spiess Giles, a single person, by Deed dated August 31, 1993 from John F. Sawyer and spouse, Patricia F. Sawyer, of record in Book 9066, Page 436, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Roseanne S. Giles, also known as Roseanne Spies Giles, pursuant to a Power of Attorney executed by same on the 2nd day of December, 2003, of record in 20160212-0013631, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4955, Page 90, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Arden Place, of record in Book 4754, Page 455, and supplementals of record in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, and amended in Instrument No. 20070816-0098235 and Instrument No. 20140801-0069316, Register's Office for Davidson County, Tennessee. (3) Charter of Arden Place Homeowners' Association, Inc. of record in Book 4749, Page 634, Register's Office for Davidson County, Tennessee. (4) Conveyance of common area to Arden Place Homeowners' Association, Inc. of record in Book 5163, Page 388, said Register's Office. (5) All matters shown on the Boundary Plat of Arden Place of record in Plat Book 4460, Page 155, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **4400 Belmont Park Terrace #204, Nashville, Tennessee 37215**

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 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 my/our hand(s) this **19th** day of **May, 2016.**

ROSEANNE SPIESS GILES BY CHRISTOPHER GILES, ATTORNEY-IN-FACT

Roseanne Spiess Giles aka Roseanne S. Giles, by Christopher Giles, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Christopher Giles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Roseanne Spiess Giles aka Roseanne S. Giles**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Roseanne Spiess Giles aka Roseanne S. Giles**, for the purpose therein contained, by signing the name of **Roseanne Spiess Giles aka Roseanne S. Giles,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **May, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017