Davidson County DEEDWARR
Recvd: 07/19/16 11:06 3 pgs
Fees:18.00 Taxes:2405.00
20160719-0074135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jacqueline Babat	Bank of America, N.A.	Parcel ID:
1105 Overton Lea Road	1500 Solana Blvd. Bldg. 6	14504003400
Nashville, TN 37220	Suite 6200, Westlake TX 76262	

FOR AND IN 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

William G. Stevens, Trustee of The Paul F. Stevens Revocable Trust dated September 28, 2012

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jacqueline Babat and Lawrence Brett Babat, wife and husband

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. 4 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Overton Lea Road, at the corner of Lots 4 and 5, said beginning point being also 400 feet west of the northwest corner of the property conveyed to Thomas G. Harrison and wife, Sara B. Harrison, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1629, page 105, Register's Office for said County; thence with the line between Lots 4 and 5, southwardly 447.3 feet to the northerly margin of Ridge View Drive; thence with the northerly margin of said Drive; westwardly 160 feet to the corner of Lots 3 and 4; thence with the line between said lots, northwardly 479.7 feet to the southerly margin of Overton Lea Road; thence with the southerly margin of said Road, eastwardly 220 feet to the beginning.

Being the same property conveyed to William G. Stevens, Trustee of The Paul F. Stevens Revocable Trust dated September 28, 2012, by Quitclaim Deed from Paul F. Stevens, unmarried, of record in Instrument 20130513-0047976, said Register's Office. See also deeds of record in Instrument 20110630-0050133; Book 5552, Page 688, and Book 4138, Page 726, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 1081, Page 643, and Book 1394, Page 125, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 71 and 72, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1105 Overton Lea Road, Nashville, TN 37220

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.

Witness my hand this 14th day of July, 2016.

William G. Stevens, Trustee of The Paul F. Stevens Revocable Trust, dated September 28, 2012

BY: William G. Stevens, Trustee
William G. Stevens, Trustee

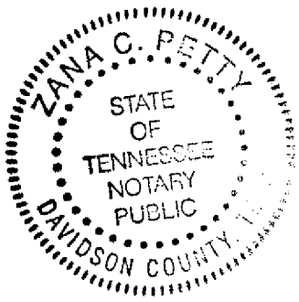
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Stevens, Trustee of The Paul F. Stevens Revocable Trust dated September 28, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Trustee of The Paul F. Stevens Revocable Trust dated September 28, 2012, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2016.

My Commission Expires: 7-2-18

Notary Public



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

