WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065750 DEEDWARR
Recvd: 08/01/16 10:17 2 pgs
Fees:13.00 Taxes:869.50
20160801-0078873

W-BB-16-2416-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

WILLIAM E. JONES NOTARY STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Reasonover and Emily Reasonover	Peoples Home Equity	
(NAME)	(NAME)	**073-16-0-023.00**
2416 Cabin Hill Rd	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1504	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **J. MAANNA STEPHENSON, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES REASONOVER AND EMILY REASONOVER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76 on the Plan of Section One, Sunset View of record in Plat Book 2331, Page (s) 100 and 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. MaAnna Stephenson, an unmarried person by Quitclaim deed from Elaine J. Vaughn, an unmarried person of record in Book 10665, page 795, Register's Office for Davidson County, Tennessee, dated October 30, 1997 and recorded on October 31, 1997. (Value or consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 2331, Page (s) 100 and 101, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 6733, Page 938, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2492, Page 307 and Book 2492, Page 631, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2416 Cabin Hill Rd , Nashville, Tennessee 37214-1504**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28 DAY OF JULY, 2016.

J. MaAnna Stephenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212