Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$118,000.00
|X
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 5th day of August, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SANDRA RENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Stepp and Carolyn Lawrence 725 Veneta View Drive Mt. Juliet, TN 37122	New Owner	075-04-091.00

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,

Edward Wall, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Henry Stepp, widow, and Carolyn Lawrence, married,
as tenants in common with right 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 Lot No. 325, Plan of Section Five, Tulip Grove, of record in Book 4175, Page 71, Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward Wall by Special Warranty Deed from Wells Fargo Bank, N.A., dated April 28, 2016, of record in Instrument Number 20160531-0054629, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4349, Page 112 and Book 4367, Page 936, Register's Office for Davidson County, Tennessee
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **501 Frankfort Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20160071439 DEEDWARR
Recvd: 08/17/16 10:07 2 pgs
Fees:13.00 Taxes:436.60
20160817-0085738

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(s) this 15 day of August, 2016.

Edward Wall

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, Edward Wall, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 1/26/2018

Stacey M. Cowick
Notary Public - Arizona
Maricopa County
My Commission Expires
January 26, 2018

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076