BILL GARRETT, Davidson County
Trans:T20160073725 DEEDWARR
Recvd: 08/24/16 09:11 4 pgs
Fees:23.00 Taxes:876.53
20160824-0088392

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167801

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2016.

NOTARY PUBLIC

My commission expires: 7.2.18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua S. Stephens and Kara L. Stephens 2545 Woodberry Drive Nashville, TN 37214	First Community Mortgage Inc. 275 Robert Rose Drive Murfreesboro TN 37129	095 12 0 055.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Six Thousand Nine Hundred and 00/100 Dollars ($236,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Judith Ann Burns Hollister, Susan Marie Burns Hafner, James Martin Burns, Jr., Mary Elizabeth Burns Ozburn and John Thomas Burns, devisees under the WILL OF EVELYN JACKSON BURNS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSHUA S. STEPHENS AND KARA L. STEPHENS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 70 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 68 feet on the south side of Woodberry Drive and runs back between lines, measuring 195 feet on the west line and 201 feet on the east line to the rear line which is a broken line measuring 99.2 feet thereon.

Being the same property conveyed to James M. Burns and wife, Evelyn Jackson Burns, by Warranty Deed from Leslie B. Baker and wife, Isabel P. Baker, dated 3/12/1958, recorded 3/13/1958, of record in Book 2741, page 361, in the Register's Office for Davidson County, Tennessee. The said James M. Burns having since died on 11/6/2008 and Evelyn Jackson Burns having since died testate on01/14/16,and will was admitted to Probate as Probate No. 16P583 of record in Probate Court of Davidson County, Tennessee. Thus leaving Judith Ann Burns Hollister, Susan Marie Burns Hafner, James Martin Burns, Jr., Mary Elizabeth Burns Ozburn and John Thomas Burns as devisees

under the Will of Evelyn Jackson Burns.

The address of the herein described property is believed to be 2545 Woodberry Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of August, 2016.

THE ESTATE OF EVELYN JACKSON BURNS

Judith Ann Burns Hollister

Judith Ann Burns Hollister

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Judith Ann Burns Hollister, with whom I am personally acquainted (or 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 and seal, this the 22nd day of August, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My commission expires: 11/18/18

THE ESTATE OF EVELYN JACKSON BURNS

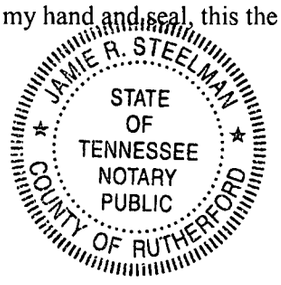


Mary Elizabeth Burns Ozburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mary Elizabeth Burns Ozburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of August, 2016.



Notary Public
My commission expires: 11/18/18

THE ESTATE OF EVELYN JACKSON BURNS

John Thomas Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Thomas Burns, with whom I am personally acquainted (or 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 and seal, this the 22nd day of August, 2016.



Notary Public
My commission expires: 11/18/18

THE ESTATE OF EVELYN JACKSON BURNS

Susan Marie Burns Hafner

Susan Marie Burns Hafner

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Susan Marie Burns Hafner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of August, 2016.

Notary Public
My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THE ESTATE OF EVELYN JACKSON BURNS

James Martin Burns Jr.

James Martin Burns, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Martin Burns, Jr. with whom I am personally acquainted (or 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 and seal, this the 22nd day of August, 2016.

Notary Public
My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD