D MAIL TO:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

**REGISTER'S USE ONLY:**

BILL GARRETT, Davidson County
Trans: T20160082458 DEEDWARR
Recvd: 09/20/16 13:36 2 pgs
Fees: 13.00 Taxes: 1294.63
20160920-0098958

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**OATH:** I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $349,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 19th DAY OF September 2016.

*SEAL*

NOTARY PUBLIC
COMMISSION EXPIRES: 9-20-2017

**THIS INSTRUMENT PREPARED BY:**
Hardison Land Title Company, Inc.
3312 Kedron Road
Spring Hill, TN 37174

**SEND TAX BILLS TO:**
Franklin Synergy Bank
722 Columbia Ave
Franklin, TN 37064

**NEW OWNER:**
Mark Causapin and wife Kathleen Wills
443 A Annex Avenue
Nashville, TN 37209

# GENERAL WARRANTY DEED

This indenture is made and entered into this 16th day of September, 2016 between DANIEL STEPHENSON AND WIFE HANNAH STEPHENSON (hereinafter referred to as "GRANTOR") and MARK CAUSAPIN AND KATHLEEN WILLS, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Unit A of the Homes at 443 Annex Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 443 Annex Avenue, a horizontal property regime with private elements and no general common elements of record in Instrument No. 201604010031007, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

BEING a portion of the same property conveyed to Daniel Stephenson and wife Hannah Stephenson by instrument dated February 4, 2016 and recorded February 11, 2016 as Instrument No. 201602110013197 in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 090-15-0-078.00

The real property conveyed hereby is ☑ ☐ improved ☐ unimproved with a property address of: 443 A Annex Avenue, Nashville, TN 37209

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

DANIEL STEPHENSON

H Stephenson

HANNAH STEPHENSON

STATE OF TENNESSEE )
)
COUNTY OF Williamson )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DANIEL STEPHENSON AND WIFE HANNAH STEPHENSON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 16th day of September, 2016.

*SEAL*

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-26-2019

NOTARY PUBLIC
COMMISSION EXPIRES:_____