This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160093940 DEEDWARR
Recvd: 10/25/16 08:45 2 pgs
Fees:13.00 Taxes:747.56
20161025-0112494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $202,044.00.

Affiant

Subscribed and sworn before me this the 21st day of October, 2016.

Notary Public
My commission expires:
07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jesse Phillips 104 Castaway Court Nashville, TN 37217-4706	new owner	136-03-0-029.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIK S. STEVENSON AND WIFE, LISA T. STEVENSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSE PHILLIPS, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Priest Lake Park, Section II of record in Plat Book 4175, Page (s) 56 through 58, 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 Erik S. Stevenson and wife, Lisa T. Stevenson by Warranty Deed from Richard F. Taylor and wife, Sigrid A. Taylor of record in Book 10962, page 879, Register's Office for Davidson County, Tennessee, dated May 28, 1998 and recorded on June 04, 1998.

Being also known as 104 Castaway Court Nashville, Tennessee 372174706.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 104 Castaway Court, Nashville, TN 37217-4706.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21st day of October, 2016.

Erik S. Stevenson

Lisa T. Stevenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erik S. Stevenson and Lisa T. Stevenson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2016.

My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public