BILL GARRETT, Davidson County
Trans: T20160104807 DEEDWARR
Recvd: 11/29/16 11:10 2 pgs
Fees: 13.00 Taxes: 1065.60
20161129-0125069

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168184

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2016.

NOTARY PUBLIC

My commission expires: 7-30-2017

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
John J. O'Connor and Edna J. O'Connor 2535 Pennington Bend Nashville, TN 37214	New owner	062 00 0 003.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Eight Thousand and 00/100 Dollars ($288,000.00), 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, **ROGER A. STEVESON OR BARBARA A. STEVESON TRUSTEE(S) OF THE ROGER A. STEVESON AND BARBARA A. STEVESON REVOCABLE LIVING TRUST**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN J. O'CONNOR AND WIFE, EDNA J. O'CONNOR**, 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:

Land located and situated in Davidson County, Tennessee, more particularly described as follows, to wit:

Beginning at a point near the intersection of the Wooddale Beach Drive and the road leading to the government lock on Cumberland River, and running thence North 60 deg. 05' West, with M.C. McCauley's Northerly Boundary Line and the Wooddale Beach Drive, 723 feet to a stake; thence leaving said Drive and at right angles, North 29 deg. 55' East 740 feet more or less to a stake on the easterly margin of said Lock Road, thence South 14 deg. 45' East, with the Easterly margin of said Lock Road, 1030 feet, more or less to the beginning, containing 6 acres more or less.

Included in the above description but expressly excluded from this conveyance is that portion of land conveyed to James H. Pirtle et ux by deed of record in Book 2707, page 44, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger A. Steveson or Barbara A. Steveson, Trustee(s) of the Roger A. Steveson and Barbara A. Steveson Revocable Living Trust, by Quitclaim Deed from Roger A. Steveson and wife, Barbara A. Steveson, dated 6/27/2000, recorded 7/5/2000, of

record in Instrument #200007050066520, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Roger A. Steveson et ux Donna M. Steveson by deed from Minnie Thigpen Daugherty, a widow, dated 4/1/1983, recorded 4/13/1983 in Book 6031, page 208, said Register's Office.

The address of the herein described property is believed to be 2535 Pennington Bend , 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 are being paid at closing.

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 21st day of November, 2016.

The Roger A. Steveson and Barbara A. Steveson Revocable Living Trust

Roger A. Steveson, Trustee

Barbara A. Steveson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Roger A. Steveson or Barbara A. Steveson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustee of the Roger A. Steveson and Barbara A. Steveson Revocable Living Trust, the within named bargainor and that they as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 21st day of November, 2016.

NOTARIAL SEAL IOWA
LESA J HAUGHEY
Commission Number 785792
My Commission Expires
8-27-17

Notary Public

My commission expires: 8-27-17