WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106416 DEEDWARR
Recvd: 12/02/16 15:42 2 pgs
Fees:13.00 Taxes:1258.00
20161202-0127000

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $340,000.00.

Affiant

Subscribed and sworn to before me this 1st day of December, 2016

Notary Public
My Commission expires: 7.3.17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel Stephenson		13215004000
400 ARROWWOOD DRIVE	NEW OWNERS	
NASHVILLE, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kurt Jaeger, Substitute Trustee of the Shirley P. Jaeger Revocable Trust Dated November 15, 2013**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel Stephenson and Hannah Stephenson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 90 on the plan of Section 111, Southmeade, as of record in Book 2900, Page 92, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Prescott Road, at the corner of Lot Nos. 90 and 91; thence with the line between said lots, southerly 261.44 feet to a point; thence northwesterly as follows: 81.55 feet to a concrete monument; and 90.2 feet to a concrete monument; and 90.2 feet to concrete monument and 18.3 feet to a corner of Lot No. 89; thence with the line between Lot Nos. 89 and 90, northeasterly 236 feet to the southerly margin of Prescott Road; thence with the margin of the same, southeasterly 47.33 feet to the point of beginning.

Being the same property conveyed to Charles P. Jaeger and wife, Shirley E. Jaeger from Edwin P. Burnley and wife, Sarah W. Burnley by Warranty Deed on May 9, 1973, of record in Book 4705, Page 682, Register's Office for Davidson County, Tennessee. Further conveyed to Shirley E. Jaeger from Charles P. Jaeger by Quitclaim Deed on March 30, 1987, of record in Book 7188, Page 201, Register's Office for Davidson County, Tennessee. Further conveyed to Shirley P. Jaeger, Trustee, and any successor trustees thereto of the Shirley P. Jaeger Revocable Trust Dated November 15, 2013 from Shirley P. Jaeger, a single person by Quitclaim Deed on November 15, 2013, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 92, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 6297, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4425 Prescott Road, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 1, 2016.

The Shirley P. Jaeger Revocable Trust dated November 15, 2013

BY: _____
Kurt Jaeger, Substitute Trustee

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~FAYETTE~~ FAIRFAX

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kurt Jaeger** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 1, 2016

My commission expires 3/31/2017

_____
Notary Public

WILLIAM W LANDRUM IV
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2017
COMMISSION # 7262649