6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112762 DEEDWARR
Recvd: 12/22/16 08:13 2 pgs
Fees:13.00 Taxes:703.00
20161222-0134508

J. DYKE TA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Stephenson and Hannah Stephenson	Community First Bank & Trust	09109019900
(NAME)	(NAME)	
400 Arrowwood Drive	501 James Campbell Blvd,	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Julius McDaniel Fulton, and wife and Patsey Fulton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Stephenson and Hannah Stephenson, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "C" on the Map of Croleywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County.

Said Lot fronts 60 feet on the north side of Alamo Place and runs back between lines, 151.6 feet on the west line, 151.3 feet on the east line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Julius McDaniel Fulton and wife, Patsey Fulton by deed dated January 19, 2006 from Bettie Jean Beard and David Aaron Beard of record in Instrument No. 20060123-0008199, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6366 Alamo Place, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hands this 15th day of December, 2016.

Julius McDaniel Fulton

Patsey Fulton AKA Patsy Fulton AKA Patricia Ann Fulton

State of Tennessee
County of Davidson

Personally appeared before me Julius McDaniel Fulton and Patsey Fulton, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 16-Step-6366