BILL GARRETT, Davidson County
Trans:T20170018721 DEEDWARR
Recvd: 03/03/17 13:59 3 pgs
Fees:17.00 Taxes:0.00
20170303-0021425

This instrument prepared by and please return to:

H. BART FLEET
1283 Eglin Parkway, Suite A
Shalimar, FL 32579

********** [space above this line for recording information] **********

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LEONARD A. STEPHENS on this 24th day of January, 2017, for and in consideration of the sum of One and 00/100 Dollars, does hereby bargain, sell, release, remise and convey unto L AND J NASHVILLE PROPERTIES, LLC, a Tennessee limited liability company , all his rights, title and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to wit:

Being the westerly 60 feet of Lot No. 21, the easterly part of Lot No. 21, and the westerly part of Lot No. 20, on the map of John Scruggs Subdivision of 8 acres, as recorded in Book 161, page 86, Register's Office for Davidson County, together with a 12 foot strip paralleling the westerly lot line of Lot No. 21 and 5 feet paralleling the northerly or rear line of Lot No. 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davidson County, Tennessee, Map No. 71-6, parcels 52 and 51, and abandoned by Metropolitan Government by ordinance 64-324, and described in 2 tracts as follows:

TRACT 1: Beginning at a point in the northerly margin of Artic Avenue 58 feet west of the common corners of Lot No. 21 and 20; thence with the margin of Artic Avenue westwardly 72 feet to a point; thence northwardly 142.3 feet more or less, to the center point in an abandoned alley; thence eastwardly with the center line of said alley 72 feet, more or less, to a point; thence southerly and parallel with the westerly line of Lot 21, 135 feet, more or less, to the point of beginning.

TRACT 2: Beginning at a point in the northerly margin of Artic Avenue, being the common front corners of Lots 21 and 20; thence westwardly 58 feet to a point; thence northwardly 135 feet, more or less, to the center of an abandoned alley; thence eastwardly with the center line of said abandoned alley 58.3 feet, more or less, to a point; thence southerly and parallel with the westerly side lot line in Lot No. 21, 132.5 feet, more or less, through the westerly portion of Lot 20 to the point of beginning.

Being the same property conveyed to Leonard A. Stephens and wife, Judith A. Stephens, by deed from Carolyn Denny, an unmarried person, of record in Book 6649, page 896, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Leonard A. Stephens by quitclaim deed from Judith A. Stephens of record in Book 7275, page 716, said Register's Office.

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TOGETHER with all the improvements now or hereafter located on the property, and all easements, rights, appurtenances, rents and profits now or hereafter existing in connection with the property or derived therefrom, and all fixtures now or hereafter attached to the property, all of which shall be deemed to be a part of the property covered by this Warranty Deed and shall be hereinafter referred to collectively as the "Property".

TO HAVE AND TO HOLD the Property to the said Trustee, his successors, assigns, and successors in trust forever.

NO SEARCH OF RECORD TITLE HAS BEEN DONE ON THIS PROPERTY BY THE PREPARER OF THIS DEED AND NO SURVEY HAS BEEN RUN TO ESTABLISH THE EXACT BOUNDARIES. THE SCRIVENER HAS MERELY PREPARED THIS DEED AT THE REQUEST OF AND PURSUANT TO INFORMATION PROVIDED BY GRANTOR. NO REPRESENTATION AS TO WARRANTY OF TITLE IS MADE OR IMPLIED BY THE PREPARATION OF THIS DEED.

And Grantor covenants with Grantee that, except as noted at the time of the delivery of this deed, Grantor was well seized of the premises aforesaid, Grantor had good right and title to convey, the premises were free from all encumbrances, Grantee shall have the peaceable and quiet possession thereof, Grantor shall fully warrant the title and defend it against the lawful claims of all persons whomsoever, and Grantor will make such further assurance to perfect the fee simple title in Grantee and its heirs and assigns as may be reasonably required.

IN TESTIMONY WHEREOF I have hereunto set my hand this 24th day of January, 2017.

Patricia Register

Patricia Register

LEONARD A. STEPHENS

Kelly Morrissey

Kelly Morrissey
STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared LEONARD A. STEPHENS, who produced Florida driver's license, as identification, and who acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 24th day of January 2017.

Janet M. Merritt

Notary Public
My Commission Expires:

JANET M. MERRITT
MY COMMISSION # FF 997289
EXPIRES: June 22, 2020
Bonded Thru Notary Public Underwriters

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I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Patricia Register

Leonard A. Stephens
LEONARD A. STEPHENS

Kelly Morrissey

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing Warranty Deed was acknowledged before me this 24th day of January, 2017, by LEONARD A. STEPHENS, who produced Florida driver's license, as identification.

Janet M. Merritt
Notary Public
My Commission Expires:

JANET M. MERRITT
MY COMMISSION # FF 997289
EXPIRES: June 22, 2020
Bonded Thru Notary Public Underwriters

The following information is not a part of this Deed.

Property Address:	140 Artic Avenue Nashville, TN
Owner's Name and Address:	L and J Nashville Properties, LLC 124 Miracle Strip Parkway SW, # 1501 Fort Walton Beach, FL 32548
Parcel Number:	071-06-0-052-00
Mail Tax Bills to:	Leonard A. Stephens and Judith T. Stephens L and J Nashville Properties, LLC 124 Miracle Strip Parkway SW, # 1501 Fort Walton Beach, FL 32548

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