THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170020784 DEEDWARR
Recvd: 03/10/17 10:42 2 pgs
Fees:13.00 Taxes:869.50
20170310-0023811

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew P. Stephens and Rachel M. Stephens 6314 Saint Henry Dr. Nashville, TN 37205	New owner	129-08-0-041.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Frank L. Stephens and Angela R. Stephens**, **Husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew P. Stephens and Rachel M. Stephens, Husband and wife**, hereinafter called the Grantees, their successors and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No 22, on the Plan of Warner Park Valley, Section I, if record in Book 3600, page 12, 13 & 14, said Register's Office for Davidson County, Tennessee, as follows:
Said Lot No. 22 fronts 86.8 feet on the northerly side of 51. Henry Drive and runs back 179.1 feet on the easterly line and 194.6 feet on the westerly line in the rear on which it measures 131 feet.

Being the same property conveyed to Frank L. Stephens and Angela R. Stephens, by Warranty Deed from John D. Di Vittorio and wife, Alberta L. Di Vittorio, Trustees U/A/D Dated October 27, 1994, of record on 08/24/2010, at Instrument No. 20100824-0066827, Davidson County Register of Deeds

This is improved property known as 6314 Saint Henry Drive, Nashville, TN 37205.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 3 day of March, 2017:

Frank L. Stephens

Angela R. Stephens

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank L. Stephens and Angela R. Stephens** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of **March**, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 235,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3 DAY OF March, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON