6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 08, 0017

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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	Daniel Stephenson and Hannah Stephenson	09016004300
(NAME)	(NAME)	
539 American Road	400 Arrowwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37211	
(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, I, **Carol Delene Holbrook,** 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:

Being Lot No. 37 on the Plan of Charlotte Park Subdivision, Section 1, as of record in Book 2663, Page 3, Register's Office for said County.

Said Lot No. 37 fronts 72 feet on the southerly side of American Road and runs back 147 feet on the westerly line and 145 feet on the easterly line to a dead line in the rear on which it measures 66 feet.

Being the same property conveyed to Carol Delene Holbrook by deed dated September 7, 2000 from Lovie Sadler Dozier A/K/A Lovie L. Dozier of record in Instrument No. 20000912-0090570, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 539 American Road, 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.

BILL GARRETT, Davidson County
Trans: T20170028079 DEEDWARR
Recvd: 04/04/17 08:21 2 pgs
Fees: 13.00 Taxes: 740.00
20170404-0032536

Witness my/our hands this 31st day of March, 2017.

Carol Delene Holbrook

State of Tennessee
County of Davidson

Personally appeared before me Carol Delene Holbrook, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 0017

File No.: 17-539-American

