STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2017.

Notary Public
MY COMMISSION EXPIRES: 11-4-17
File No. G17-8263D

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/24/17 16:19 2 pgs
Fees:13.00 Taxes:1072.63
20170524-0051871

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Justin E. Stephenson, a single man (NAME) | Gardner Financial Services LTD dba Legacy Mutual Mortgage (NAME) | 51-7-27 |
| 400 Due West Avenue (STREET ADDRESS) | 3503 Paesanos Parkway (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | San Antonio, TX 78231 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Byron Kanaday, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin E. Stephenson, a single man,** 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. 11 on the Subdivision of the Beasley Property, Section One, not of record described according to a survey made by W.W. Turner Company, Engineers, June 14, 1950, as follows:

BEGINNING on the northerly margin of Due West Avenue at the corner of Lots Nos. 10 and 11, being the, Southeast corner of the property conveyed to James S. Miller and wife, by Deed from Susie Mae Beasley, et al of record in Book 1938, page 433, said Register's Office; thence with the line between two lots Northerly 350 feet; thence Easterly 150 feet to the westerly margin of a 60-foot unnamed street; thence with said street, southerly 325 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.3 feet to the northerly margin of Due West Avenue; thence with said Avenue westerly 125 feet to the beginning.

BEING the same property conveyed to Byron Kanaday from Katherine Sloan Braden, Billie Ann Gann, Lovell Clair Sloan, Pearl Sloan Smith, heirs at law of Ora Sloan Blankenship and Ruby Sloan, the surviving spouse and sole beneficiary of Estel Sloan, by Deed dated June 18, 1998, in Book 10985, Page 844, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 400 Due West Avenue, Madison, TN 37115.

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. Whenever 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 hand(s) this 19th day of May, 2017.

Byron Kanaday

Byron Kanaday

May 19, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Byron Kanaday, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of May, 2017.

My Commission Expires: 8/21/18

Notary Public

D. TODD SCHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 8-21-18

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021