WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170052073 DEEDWARR
Recvd: 06/19/17 11:32 2 pgs
Fees:13.00 Taxes:813.63
20170619-0061193

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$219,900.00.**

Affiant

Subscribed and sworn to before me this 16 day of June, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
DeMoyne K. Culpepper and Anne M. Jacobson	SAME	070-01-0-006.00
110 31st Avenue N, Apt. 807		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fred Stier**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **DeMoyne K. Culpepper and Anne M. Jacobson, jonit tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Treppard Heights, Section VI, of record in Book 2900, page 11, Register's Office for said County.

Said Lot No. 6 fronts 90 feet on the westerly side of Pheasant Drive and runs back 316.6 feet on the northerly line and 300.4 feet on the southerly line to a dead line in the rear measuring 117 feet thereon.

Being the same property conveyed to Fred Stier, a single person, by deed on September 15, 2016, of record in Instrument Number 20161003-0103731, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 11, Register's Office Davidson County, Tennessee.

This is improved property known as: **3917 Pheasant Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 15, 2017.

Fred Stier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fred Stier** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 15, 2017.

My commission expires 7/8/19

Notary Public

