BILL GARRETT, Davidson County
Trans:T20170064883 DEEDWARR
Recvd: 07/28/17 10:32 2 pgs
Fees:13.00 Taxes:564.25
20170728-0076597

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ashley Stephens
1983 Nashboro Blvd.
Nashville, TN 37217

SEND TAX BILL TO:
Cash
New Owner

MAP/PARCEL 135-12-0C-008.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Sino, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Martin C. Stephens and Ashley Stephens, as tenants in common with rights of survivorship, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 8 on the Plan of a Horizontal Property Regime Plat, Nashboro Village Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Sino, a single man by Warranty deed from U.S. Bank National Association as Trustee of record in Instrument No. 20080724-0076006 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 24, 2008.

This is improved property known as: **1983 Nashboro Blvd., Nashville, Tennessee 37217**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 24th day of July, 2017.

WITNESS MY HAND on this the 24th day of July, 2017

William Sino

William Sino

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **William Sino,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of July, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $152,500.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170501