THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23521

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170067055 DEEDWARR
Recvd: 08/03/17 14:26 2 pgs
Fees:13.00 Taxes:5476.00

20170803-0079428

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Stevenson	NEW OWNER	MAP 130-03-0
512 Lynnwood Blvd.		PARCEL -086.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Philip J. Kregor, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William G. Stevenson and wife, Lynne W. Stevenson**

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:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 199, part of the Southerly part of Lot No. 198, and that part of Brighton Avenue (now closed by instrument of record in Book 1334, Page 402, and re-recorded in Book 1358, Page 316, Register's Office for Davidson County, Tennessee) lying East of said part of said lots, and shown on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, and described according to an unregistered copy of a survey thereof made July 2, 1947, by Harvey Gee, Surveyor, as follows:

Beginning at the Northeast corner of Lynwood Boulevard and Sunnybrook Drive, shown on the revised plan of said Royal Oaks Land Company's Subdivision; thence Northerly with the Easterly margin of Lynwood Boulevard around a slight curve, 200 feet to a point at an iron pin; thence Eastwardly 260.1 feet to the Easterly margin of Brighton Avenue, now closed, in the West line of Lot 224, at an iron pin; thence Southerly along the Westerly line of Lot 224, along the Easterly margin of Brighton Avenue, now closed, 200 feet to an iron pin in the Northerly margin of Sunnybrook Drive; thence with the Northerly margin of said Drive, Westerly 290.4 feet to the beginning.

Being the same property conveyed to Philip J. Kregor by Warranty deed from E. Wayne Powell, Jr. and wife, Karen Keenan Powell of record in Instrument No. 20020425-0051070 Register's Office for Davidson County, Tennessee, dated April 19, 2002 and recorded on April 25, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **512 Lynnwood Blvd.; Nashville, TN 37205.**

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.

Witness my hand this the 28th day of July, 2017.

Philip J. Kregor

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 **Philip J. Kregor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2017.

My Commission expires: 1-6-20

JAMES A. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public