Bill Garrett Davidson County
Batch# 2526 DEEDWARR
09/20/2017 09:49:52 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20170920-0096249

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Belinda Ruch, a married person 30427 South East 30th Street Washougal, WA 98671	Same	083-15-0-097.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **Mitchell T. Stephens, Successor Trustee of the Grover S. Stephens and Madonna L. Stephens, Revocable Living Trust Agreement**, has this day bargained and sold, and does hereby transfer and convey unto the said **Belinda Ruch, a married person,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 112, as shown on the map entitled the Plan of Fortland Park, Section 1, of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GROVER R. STEPHENS AND WIFE, MADONNA L. STEPHENS, by deed from VILLAGE BUILDERS, INC., of record in Book 4139, Page 927, dated June 2, 1967, said Register's Office.

Further being the same property conveyed to THE GROVER S. STEPHENS AND MADONNA L. STEPHENS, REVOCABLE LIVING TRUST AGREEMENT, by quitclaim deed from GROVER R. STEHPENS AND WIFE, MADONNA L. STEPHENS, of record in Book 10765, Page 67, dated Janaury 31, 1998, said Register's Office. Said GROVER RODERICK STEPHENS having since died on or about June 22, 1998 and MADONNA LUCILLE STEPHENS having died on or about June 27, 2014. Pursuant to the Notarized Summary of Trust, The Grover R. Stephens and Madonna L. Stephens Revcable Living Trust Agreement in Book 10765, Page 70, dated November 18, 1997, MITCHELL T. STEPHENS was designated at First Successor Trustee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4RR-17-2813

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$355,000.00**.
Subscribed and sworn to before me this 18 day of September, 2017.
My Commission Expires: 10-7-19

Affiant

Notary Public

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property located at 2813 Noonan Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

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 hand this 18 day of September, 2017.

Mitchell T. Stephens, Successor Trustee of the Grover S. Stephens and Madonna L. Stephens Revocable Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MITCHELL T. STEPHENS, Successor Trustee of the Grover S. Stephens and Madonna L. Stephens Revocable Living Trust Agreement** (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18 day of September, 2017.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 12/23/2020