Bill Garrett Davidson County
Batch# 9828 DEEDWARR
10/10/2017 08:57:29 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20171010-0103515

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $235,000.00 (Two Hundred Thirty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 6th day of October, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Duane Blevins 244 Tanksley Ave Nashville, TN 37211	**SWBC Mortgage Corporation** **9311 San Pedro Ave., Ste.100** **San Antonio, TX 78216**	11914002400

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **LAURIE STEPHENS, 1/2 UNDIVIDED INTEREST AND WALTER EARNEST STEPHENS, III AND LAURIE POUZAR STEPHENS, TRUSTEES OF THE WALTER AND LAURIE STEPHENS REVOCABLE TRUST, dated February 1, 2013, 1/2 UNDIVIDED INTEREST,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DUANE BLEVINS, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Plan of Woodbine Court Subdivision, Par 2, Block "E", not of record and being more particularly described as follows:

Said Lot No. 11 fronts 75 feet on the northerly side of Tanksley Avenue and runs back between parallel lines 155.5 feet to a dead line.

Being the same property conveyed to Walter E. Stephens and wife, Laurie Stephens by deed from Jeffrey N. West and wife, Paula J. West of record in Instrument Number 20110913-0071074 and further conveyed, as to a 1/2 interest, to Walter Earnest Stephens, III and Laurie Pouzar Stephens, Trustees of the Walter and Laurie Stephens Revocable Trust, by deed from Walter Stephens, married, of record in Instrument Number 20130204-0011523, dated February 1, 2013 and recorded February 4, 2013, Register's Office for Davidson County, Tennessee.

Laurie Pouzar Stephens and Laurie Stephens are one and the same person.
Walter E. Stephens, Walter Stephens and Walter Earnest Stephens, III are one and the same person.

Being also known as 244 Tanksley Avenue, Nashville, Tennessee 37211.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **244 TANKSLEY AVE** **NASHVILLE, TN 37211**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 6th day of October, 2017

Laurie Stephens, Individually

THE WALTER AND LAURIE STEPHENS REVOCABLE TRUST dated February 1, 2013.

Walter Earnest Stephens, III, Trustee

Laurie Pouzar Stephens, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of October, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LAURIE STEPHENS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 6th day of October, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of October, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **WALTER EARNEST STEPHENS, III AND LAURIE POUZAR STEPHENS**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustees of **The Walter and Laurie Stephens Revocable Trust dated February 1, 2013**, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020