Bill Garrett Davidson County
Batch# 19998 DEEDWARR
11/01/2017 10:23:28 AM 2 pgs
Fees: $13.00 Taxes: $1,516.63

20171101-0111870

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $409,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2017.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cayce Harlow	new owner	090-16-0-D-002.00CO
517 B American Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Daniel Stephenson and wife, Hannah Stephenson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cayce Harlow, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 517 American Road Homes, of record in Instrument No. 20161010-0106914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

BEING a portion of the same property conveyed to Daniel Stephenson and wife, Hannah Stephenson, by Warranty Deed from William G. Cooper, married, of record as Instrument No. 20161006-0105882 in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-VRES-17-517B

SP 11/2015

This Warranty Deed is being executed on behalf of Hannah Stephenson by Daniel Stephenson pursuant to a Specific Power of Attorney executed by her on October 12, 2017, of record as Instrument No. 20171024-0108825 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 517 B American Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25 day of October, 2017.

Daniel Stephenson

Hannah Stephenson by Daniel Stephenson her Attorney in Fact

Hannah Stephenson by
Daniel Stephenson her Attorney in fact

POA IN INST# 20171024-0108825 RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Daniel Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Hannah Stephenson as her attorney in fact.

Witness my hand and official seal this 25 day of October, 2017.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 30170277

SP 11/2015