Bill Garrett Davidson County
Batch# 21570 DEEDWARR
11/02/2017 03:29:55 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20171102-0112767

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Carmen Coats
Affiant

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

Elizabeth C. Aylsworth
Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karen M. Stewart		
4425 Prescott Dr.	New owner	132-15-0-040.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL STEPHENSON AND HANNAH STEPHENSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN M. STEWART, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 90 on the Plan of Section III, Southmeade, of record in Plat Book 2900, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Prescott Road, at the corner of Lots No. 90 and 91; thence with the line between said lots, Southerly 261.44 feet to a point; thence Northwesterly as follow: 81.55 feet to a concrete monument; and 90.2 feet to a concrete monument; and 90.2 feet to a concrete monument, and 18.3 feet to a corner of Lot No. 89; thence with the line between Lots No. 89 and 90, Northeasterly 236 feet to the Southerly margin of Prescott Road; thence with the margin of the same, Southeasterly 47.33 feet to the point of beginning.

Being the same property conveyed to Shirley P. Jaeger, Trustee, and any successor trustees thereto, of the Shirley P. Jaeger Revocable Trust dated November 15, 2013 by Quitclaim deed from Shirley E. Jaeger, a single person of record in Instrument No. 20131118-0118943 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 18, 2013.

Shirley P. Jaeger having since died on January 16, 2015.

Being the same property conveyed to Daniel Stephenson and Hannah Stephenson, husband and wife by Warranty deed from Kurt Jaeger, Substitute Trustee of the Shirley P. Jaeger Revocable Trust Dated November 15, 2013 of record in Instrument No. 20161202-0127000 Register's Office for Davidson County, Tennessee, dated December 1, 2016 and recorded on December 2, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4425 Prescott Dr., Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of October, 2017.

his attorney in fact

Daniel Stephenson, by Steven T. Morris
his Attorney in Fact

her attorney in fact

Hannah Stephenson, by Steven T. Morris
her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, as Attorney in Fact for Daniel Stephenson and Hannah Stephenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of October, 2017.

Elizabeth C. Aylsworth
Notary Public

My Commission Expires: 7/6/20

