Bill Garrett Davidson County
Batch# 25202 DEEDWARR
11/13/2017 03:24:42 PM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20171113-0116546

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this the 9th day of November, 2017. Notary Public My commission expires:

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nancy Stephens Christopher G. Stephens	New Owners	
1026 Belvidere Drive		131-04-0-091.00
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, **BRIANA J. MULLENAX AND JEREMY L. CONNER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY STEPHENS AND CHRISTOPHER G. STEPHENS, WIFE AND HUSBAND**, 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. 20 of Block 13 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 of Block 13 fronts 50 feet on the Northerly margin of Belvidere Drive and extends back 157 feet 9 inches on the Westerly line and 157 feet on the Easterly line to a deed line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Briana J. Mullenax by Warranty deed from Jessica Brown, Executrix under the Last Will and Testament of Paul L. Peterman of record in Instrument No. 20090529-0049585 Register's Office for Davidson County, Tennessee, dated May 22, 2009 and recorded on May 29, 2009.

Being the same property conveyed to Briana J. Mullenax, unmarried, and Jeremy L. Conner, unmarried, as joint tenants with rights of survivorship by Quitclaim deed from Briana J. Mullenax of record in Instrument No. 20131009-0106173 Register's Office for Davidson County, Tennessee, dated October 09, 2013 and recorded on October 09, 2013.

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 1026 Belvidere Drive, 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 9th day of November, 2017.

Briana J. Mullenax

Jeremy L. Conner

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 Briana J. Mullenax and Jeremy L. Conner, 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 9th day of November, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018