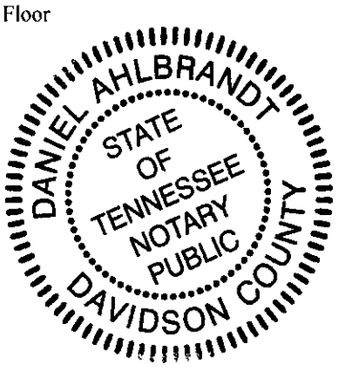
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $410,000.00.

Affiant

Subscribed and sworn before me this the 28th day of November, 2017.

Notary Public
My commission expires: 11-3-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lisa Diederich 1500 Douglas Avenue Nashville, TN 37206	New Owner	083-02-0 213.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN C. BARNES AND DEBRA JOANNE BARNES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LISA DIEDERICH AND SAMUEL STEPHENSON, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 - 26 Brownsville Addition, of record in Book 332, page 91, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven C. Barnes, unmarried, by deed dated 08/15/2008, from ALH, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080819-0084898, said Register's Office.

The said Steven C. Barnes has married and wife, Debra Joanne Barnes joins in the conveyance of all interest in this property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1500 Douglas Avenue, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Bill Garrett Davidson County
Batch# 32324 DEEDWARR
12/01/2017 12:19:26 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20171201-0122823

Witness my hand this the 28th day of November, 2017.

Steven Christopher Barnes
by Patty Sue Barnes
Steven Christopher Barnes
By: Patty Sue Barnes as Attorney-in-Fact
as Attorney-in-Fact

Debra Joanne Barnes
by Patty Sue Barnes
Debra Joanne Barnes
By: Patty Sue Barnes as Attorney-in-Fact
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this is 28th day of November, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Patty Sue Barnes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven Christopher Barnes, by Specific POWER OF ATTORNEY dated 11/20/17, and who acknowledged that he executed the same as the free act and deed of Steven Christopher Barnes. Witness my hand and official seal this 28th day of November, 2017.

Notary Public
My Commission Expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this is 28th day of November, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Patty Sue Barnes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Debra Joanne Barnes, by Specific POWER OF ATTORNEY dated 11/20/17, and who acknowledged that he executed the same as the free act and deed of Debra Joanne Barnes. Witness my hand and official seal this 28th day of November, 2017.

Notary Public
My Commission Expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY