RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811148

Karen Y Johnson Davidson County
Batch# 152095 DEEDWARR
10/17/2018 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $684.13
20181017-0102992

WARRANTY DEED

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Denise Lauderdale
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2018.

Shannon ONeill
NOTARY PUBLIC

My commission expires: 11/8/20.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stevie R. Stephens and Paul J. Stephens 2020 Owen Street Nashville, TN 37208	Same as new Owner	081 07 0 108.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars ($184,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIELLE LAUDERDALE, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEVIE R. STEPHENS, A SINGLE WOMAN AND PAUL J. STEPHENS, A MARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Map of J.C. Owens Buena Vista Plan of Lots of record in Book 15, Pages 10 and 11, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the easterly margin of Owens Street 61 feet south of the southeast intersection of said Street and Cass Street; thence eastwardly parallel to Cass Street 128 feet, more or less, to a dead line; thence Southwardly parallel to Owens Street 33 feet, more or less; thence westwardly parallel to the first line 128 feet, more or less, to the easterly margin of Owens Street; thence with the margin of the same northwardly 33 feet, more or less, to the point of beginning.

Being that same property conveyed to Danielle Lauderdale, an unmarried woman by Warranty Deed from Bettie Hoard, unmarried and Lillie Mae Burn, unmarried, dated October 23, 2017 and recorded in Instrument No. 20171122-0019908, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of October, 2018.

Danielle Lauderdale by Cheryl Prouty, Attorney-in-Fact

DANIELLE LAUDERDALE BY CHERYL PROUTY, ATTORNEY-ON-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Cheryl Prouty, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Danielle Lauderdale by Power of Attorney granted on 201810170102991 and acknowledged that she executed the same as the free act and deed of the said Danielle Lauderdale.

WITNESS my hand and seal, this the 1st day of October, 2018.

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/8/20.



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

