This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067
File No. 20202653

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$435,000.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of February, 2020.

Notary Public

My Commission Expires: 3/7/22

Karen Johnson Davidson County
Batch# 355608 **DEEDWARR**
02/10/2020 09:20:05 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20200210-0014837

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of February, 2020, among:

DORIS A. MCMINNIS, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Stephenson Home Co. LLC

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hillwood Terrace, Section II, Revised, of record in Plat Book 3300, Page 73, in the Register's Office for said county,

Said Lot No. 36 fronts 95 feet on the southerly side of Brookwood Terrace, and extends back 228.9 feet on the westerly line and 225.6 feet on the easterly line, to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to James A. McMinnis, Jr, and wife, Doris A. McMinnis, by Warranty Deed from Robert C. Adams and wife, Hazel Adams, of record in Book 3502, Page 45, Register's Office for Davidson County, Tennessee, dated January 18, 1963 and recorded on January 21, 1963.

The said James A. McMinnis, Jr. deceased on or about November 12, 2017, leaving Doris A. McMinnis surviving tenant by the entirety.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument: 20200210-0014836, in the aforementioned Registers Office.

Doris A. McMinnis by Carol Farrell as attorney in fact

Doris A. McMinnis
By: Carol Farrell as attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Carol Farrell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Doris A. McMinnis,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2020.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Stephenson Home Co. LLC
Address: 75 Brookwood Terrace
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Stephenson Home Co. LLC
Address: 400 Arrowwood Dr.
City, State, Zip: Nashville, TN 37211

Tax ID: 103-14-0-035.00