Name and Address of New Owner:
Lana Stebbins
1907 Nashboro Boulevard
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 364110 DEEDWARR
02/27/2020 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20200227-0021671

Send Tax Bills To:
Lana Stebbins
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 135-12-0C-046.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffery B. Pimpleton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lana Stebbins,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of a Horizontal Property Regime Private Element Plat, Nashboro Village, Tract 13, of record in Plat Instrument No. 20021230-0161681, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeffrey B. Pimpleton, unmarried by Warranty Deed from Martha Brown FKA Martha A. Nergenah and Jason Brown, wife and husband, recorded on October 01, 2009, and of record in Instrument No. 20091001-0091034, Register's Office for Davidson County, Tennessee.

This is improved property known as 1907 Nashboro Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2020.

Jeffrey B. Pimpleton by (SEAL)
Jeffery B. Pimpleton by Regina Oliver, Attorney-In-Fact Regina Oliver, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Regina Oliver with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Jeffrey B. Pimpleton the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Jeffrey B. Pimpleton by herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2020.

My Commission Expires:
7-6-20

NOTARY PUBLIC

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of February, 2020.

Notary Public
My commission expires: 7-6-20
File No. 2020-999

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

Certificate of Authenticity

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Davidson

Signature

Personally appeared before me, Dellane Lashorn, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NORMA LOWHORN