WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Nicholas James Bolan	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
5420 Country Drive	**201 4th Avenue North 7th Floor**	**MAP 162-5**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37219**	**PARCEL 134.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RANDALL RAY STONER AND WIFE, MARCIA JOSLIN STONER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS JAMES BOLAN AND SARA PAIGE PRICE, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, 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. 211 on the Plan of Hickory Valley Subdivision, Section 2, of record in Book 4175, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Randall Ray Stoner and wife, Marcia Joslin Stoner by Warranty Deed from James G. Walls and wife, Janet J. Walls filed for record February 3, 1986, of record in Book 6775, page 651, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4175, page 158, said Register's Office; (c) Restrictive covenants contained in Book 4469, page 847, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5420 Country Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 16th day of November, 2007.

Davidson County DEEDWARR
Recvd: 11/20/07 14:14 2 pgs
Fees:13.00 Taxes:518.00

20071120-0136029

Randall Ray Stoner
Randall Ray Stoner

Marcia Joslin Stoner
Marcia Joslin Stoner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Randall Ray Stoner and wife, Marcia Joslin Stoner the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2007.

Commission expires:



Robert L. Scruggs

Notary Public