File Box 248

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/08 14:36 2 pgs
Fees:13.00 Taxes:244.20

20081010-0102868

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011. (AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Runyeon	Ronald Runyeon	Map 91-16-0, Parcel 324.00
(NAME)	(NAME)	
1116 Dog Creek Road	Same	
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(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, William M. Colson, Executor and Trustee of the Estate of Nathan G. Stone, Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Runyeon, 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:

Being Lot No. 7 of Block 20, on the plan of Charlotte Park Co's. Second Addition of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nathan Gene Stone and Frances Lee Anderson by deed from Nancy Kay Mangrum and Carolyn D. Mangrum dated 2/23/77, of record in Book 5118, page 169, Register's Office for Davidson County, Tennessee. Further conveyed to **Nathan Gene Stone** by Quitclaim Deed from Frances Lee Anderson of record in Instr. No. 20060906-0110243, said Register's Office. Nathan Gene Stone having since died testate. The estate was declared insolvent by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 08P-106, and so order the property to be sold at auction to the highest bidder. William M. Colson was named Executor and Trustee of the testamentary trust set forth in the Last Will and Testament of Nathan G. Stone, Sr., for the benefit of the minor child, Nathan Stone, Jr.

This is the same legal description as used in the prior Deed.

Taxes for the year 2008, were paid by the Sellers, prorated and assumed by the Grantees; ;all taxes for 2009 and subsequent years, which are a lien not yet payable; Subject to all matters as set out on the plan of record in Book 57, page 160 and 161, said Register's Office; Subject to the rights and claims of parties in possession. and to any and all leases not of public record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 3912 Elkins Avenue, Nashville, TN 37209

(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 my hand this 9th day of October, 2008.

William M. Colson, Executor and Trustee of the Estate of Nathan G. Stone, Sr.

By: William M. Colson

William M. Colson, Executor and Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, William M. Colson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge upon oath that he is the Executor and Trustee of the testamentary trust set forth in the Last Will and Testament of Nathan G. Stone, Sr., for the benefit of the minor child, Nathan Stone, Jr. as ordered by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 08P-106, and he as such Executor and Trustee being so authorized executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of October, 2008.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON