WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/09 12:41 2 pgs
Fees:13.00 Taxes:639.73
20091123-0107495

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS~~ TRANSFER IS **$172,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

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
Emmett Haley	BRAND MORTGAGE GROUP, LLC	**MAP 62-2-B**
(NAME) **4621 Cather Court**	(NAME) 6224 SUGARLOAF PARKWAY, Ste 200	**PARCEL 214.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) DULUTH, GEORGIA 30097	
(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, **STACEY C. STONECIPHER AND HUSBAND, SEAN K. STONECIPHER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMETT HALEY, 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. 158 on the Plan of Abbington Park, Phase One-Section Five of record as Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stacey C. Stonecipher and Sean K. Stonecipher, wife and husband, by deed from Eric Hamilton and wife, Deanna Hamilton, of record as Instrument No. 20070302-0026202, 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) 2009 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20060113-0005368, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20030213-0020075, Instrument No. 20060202-0012846, Instrument No. 2000010402-0031520 and Instrument No. 2000072-00071648, said Register's Office; (d) Charter of record in Book 20030303-0027405, said Register's Office; (e) By-Laws of record in Instrument No. 20030303-0027406, said Register's Office and (f) Easements of record in Book 2242, page 513, Book 1163, page 341, Book 1198, page 525 and Instrument No. 20040630-0077518, said Register's Office.

unimprovec ☐

This is improvec ☒ property, known as **4621 Cather Court, Nashville, TN 37214**

(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 20th day of November, 2009.

Stacey C. Stonecipher
By: Robert L. Scruggs /AIF
Stacey C. Stonecipher
By: Robert L. Scruggs, Attorney in Fact

Sean K. Stonecipher
By: Robert L. Scruggs /AIF
Sean K. Stonecipher
By: Robert L. Scruggs, Attorney in Fact

POA of record as Instrument No. 20091123-0107494, RODC, TN

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument on behalf of Stacey C. Stonecipher and Sean K. Stonecipher, the within named bargainors for the purposes therein contained as the free act and deed of Stacey C. Stonecipher and Sean K. Stonecipher.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2009.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE