WARRANTY DEED

Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of **June, 2010**

Notary Public

MY COMMISSION EXPIRES: 7.3.12

(AFFIX SEAL)

KELLY ANN GALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Stinson and Sandra Stinson	Sumner Bank and Trust	711-601-19.00
(NAME)	(NAME)	
1405 Montgomery Avenue	255 Indian Lake Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Hendersonville, TN, 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Matthew M. Haley and Amber D. Haley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Greg Stinson and Sandra Stinson**, tenants in common with right of survivorship, 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. 18, on the Map showing T.I. Ward's Re-Subdivision of certain lots in Williams and Hayes Company Bellview plan of lots, of record in Book 974, page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew M. Haley and Amber D. Gegner, unmarried, as tenants in common by Warranty Deed from Stacy Lana Schumaker, unmarried, dated October 17, 2005 and recorded in Instrument No. 20051021-0127356, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1405 Montgomery Avenue, Nashville, TN 37207

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, has 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.

BILL GARRETT, Davidson County
Trans:T20100034382 DEEDWARR
Recvd: 06/07/10 11:10 2 pgs
Fees:13.00 Taxes:403.30
20100607-0043934

Witness our hands this **1st** day of **June, 2010**

Matthew M. Haley

Amber D. Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Matthew M. Haley and Amber D. Haley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **June, 2010**

Notary Public

My commission expires: 7.3.12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON