Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120031617 DEEDWARR
Recvd: 05/01/12 09:10 2 pgs
Fees:13.00 Taxes:765.90
20120501-0037027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 207,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2012.

Notary Public

My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, SUITE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHEILA ANN GROSSMAN	New Owner	**181010A03300CO**
6812 SUNNYWOOD DR		
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

ERIC STOKES AND CYNTHIA LYNN FREUDENTHAL, HEIRS OF FRED M. STOKES, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHEILA ANN GROSSMAN

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. 36 on the Plan of Sugar Valley, Section I, as of record in Book 9700, pages 709-711. Register's Office for said County, to which plat reference is hereby made for a more complete and
accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO FRED M STOKES, III BY WARRANTY DEED FROM CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION DATED 10/17/03 AND RECORDED ON 10/27/03 IN INSTRUMENT NO. 20031027-0158128, SAID REGISTER'S OFFICE FOR SAID COUNTY. FRED M. STOKES, III HAVING SINCE DIED ON JANUARY 17, 2012, LEAVING A WILL APPOINTING ERIC STOKES AS EXECUTOR IN THE LETTERS OF TESTAMENTARY IN DOCKET NO. 12P270.

BEING THE SAME PROPERTY CONVEYED TO ERIC STOKES AND CYNTHIA LYNN FREUDENTHAL BY AFFIDAVIT OF HEIRSHIPS RECORDED ON THE 1st DAY OF May 2012 IN INSTRUMENT NO. 20120501-0037025 AND IN INSTRUMENT NO. 20120501-0037026, IN THE REGSITER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 9700, Page 709-711, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 6812 SUNNYWOOD DR, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 24th day of April, 2012.

ERIC STOKES, HEIR

ERIC STOKES, PERSONAL REPRESENTATIVE

CYNTHIA LEE FREUDENTHAL, HEIR

Lynn CF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ERIC STOKES AS THE HEIR TO FRED M. STOKES, II AND AS PRESONAL REPRESENTATIVE AND CYNTHIA LYNN FREUDENTHAL, AS THE HEIR TO FRED M. STOKES, III, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2012.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ERIC STOKES AS PRESONAL REPRESENTATIVE OF THE ESTATE OF FRED M. STOKES, III, DECEASED, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2012.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Notary Public

My Commission Expires: _____