NEW OWNER:

Scott C. Borinstein and Joan Y. Borinstein
4307 Lindawood Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

Map 130
Group 08-0
Parcel 087.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0378

BILL GARRETT, Davidson County
Trans:T20120049996 DEEDWARR
Recvd: 07/06/12 14:19 2 pgs
Fees:13.00 Taxes:1572.50
20120706-0059696

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty Five Thousand and 00/100 Dollars ($425,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARIE R. STONE AND RALPH STONE, TRUSTEES OF THE MARIE ROSE STONE LIVING TRUST, established by the Revocable Trust Agreement of Marie Rose Stone, dated December 1, 1994,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT C. BORINSTEIN and wife, JOAN Y. BORINSTEIN,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Lot No. 15 on the Plan of Sneed Estates, as of record in Plat Book 2133, page 10, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 15 fronts 133.0 feet on the westerly margin of Lindawood Drive and extends back between parallel lines a distance of 304.0 feet to a dead line.

Being the same property conveyed to Marie R. Stone and Ralph Stone, Trustees of The Marie Rose Stone Living Trust, established by the Revocable Trust Agreement of Maria Rose Stone, dated 12/01/1994 by deed from Marie R. Stone, Trustee of The Marie Rose Stone Living Trust dated 12/01/1994 of record in Instrument No. 20071101-0128651, Register's Office for Davidson County, Tennessee. Further reference is made to Deed Book 11211, page 32; Deed Book 11204, page 673; Deed Book 9538, page 542; Deed Book 9538, page 539; and Deed Book 8387, page 742.

This is IMPROVED property known as 4307 Lindawood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of June, 2012.

The Marie Rose Stone Living Trust

Marie R Stone
MARIE R. STONE, TRUSTEE

Ralph Stone
RALPH STONE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARIE R. STONE AND RALPH STONE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument on behalf of, and as Trustees for, The Marie Rose Stone Living Trust, the within names bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of June, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$425,000.00**.

AFFIANT

Sworn to and subscribed to before me this 26th day of June, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY