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Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1080

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ralph Michael Wair, Jr. and wife, Lisa May Wair	(NEW OWNERS)	Map 148-03-0-
158 Luna Circle		Parcel 115.00
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **ELIZABETH STINNETT, UNMARRIED** , (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **RALPH MICHAEL WAIR, JR AND WIFE, LISA MAY WAIR,** (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 604, on the Plan of Section Six, Cherokee Hills, of record in Plat Book 3842, page 15, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eugene Stinette et ux Elizabeth Stinette by warranty deed dated July 30, 1980 from Gregory L. Wade et ux Jane C. Wade of record in Book 5636, page 268, said Register's Office. The said Eugene Stinnett (aka Eugene Stinette) having since died on December 31, 2012 and title vested in Elizabeth Stinnett (aka Elizabeth Stinette and Dora Elizabeth Stinnett) as the sole surviving tenant by the entirety.

This conveyance is subject to the following:

1. **2013 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Any and all matters appearing of record in Plat Book 3842, page 15, said Register's Office.**

This is improved property commonly known as **158 Luna Circle, Nashville, TN 37211,**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 86,000.00.

Affiant

Subscribed and sworn to before me this 8th day of February, 2013.

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary public:
My commission expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of February, 2013.

ELIZABETH STINNETT

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ELIZABETH STINNETT,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **8th** day of **February, 2013.**

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY