WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045622 DEEDWARR
Recvd: 05/31/13 15:23 2 pgs
Fees:13.00 Taxes:251.60
20130531-0055276

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Cuasay	New Owner	072 07 0 053.00
(NAME)	(NAME)	
1222 Kirkland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	, ,	
(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, **Michael R. Stokes, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leonard Cuasay, a single man,** 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. the east 50 feet on the West 100 feet of Lot No. 24, on the Map of Inglewood Place, as shown on plat of record in Plat Book 332, page 101, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael R. Stokes by Warranty Deed from Walter L. Williams, Jr. and Monique T. Williams dated February 15, 2002 of record in Instrument No. 20020215-0020169, Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS NOT AND NEVER HAS BEEN THE HOMESTEAD OF THE GRANTOR NOR ANY OF GRANTOR'S FAMILY MEMBERS. THIS IS INVESTMENT PROPERTY.

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 1222 Kirkland Avenue, Nashville, TN 37216

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.

Witness our hands this **24th** day of **May, 2013**

Michael R. Stokes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Michael R. Stokes**, 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 **24th** day of **May, 2013**

Notary Public

My commission expires: 3/16/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY