(1)

WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5493 TRADITION H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Phillip M. Stinson	Same	117-04-0-083.00
2607 Oakland Avenue	2043 Hunterwood Drive	
Nashville, TN 37212	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY A. RUSSELL AKA NANCY ADGENT RUSSELL

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

PHILLIP M. STINSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2607 Oakland Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their heirs and/or 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 hand on the 27th day of June, 2013.

Nancy A. Russell a/k/a Nancy Adgent Russell

Nancy A. Russell aka Nancy Adgent Russell

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, NANCY A. RUSSELL AKA NANCY ADGENT RUSSELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 2013.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20130055388 DEEDWARR
Recvd: 07/01/13 08:56 2 pgs
Fees:13.00 Taxes:1424.50

20130701-0067202

13-C5493 TRADITION H

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Northerly 60 feet of Lot No. 201 on the Plan of Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, Page 34, Register's Office for said County. Said part of Lot No. 201 fronts 60 feet on the Westerly side of Oakland Street and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Robbie L. Adgent to Nancy A. Russell a/k/a Nancy Adgent Russell as recorded on the 28th day of December, 2004 in Instrument No. 20041228-0152640; Quitclaim Deed from Robbie L. Adgent, an unmarried person to Robbie L. Adgent and Nancy Adgent Russell, as joint tenants with right of survivorship, and not as tenants in common as recorded on the 15th day of December, 1998 in Deed Book 11253, Page 969 and Warranty Deed from Granville C. Mathis and wife, Katherine Hudson Mathis to Robbie L. Adgent as recorded on the 12th day of June, 1970 in Deed Book 4423, Page 749, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).