WARRANTY DEED

B-RW-13-7049

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/28/17
(AFFIX SEAL)

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle E. Lynch	Michelle E. Lynch	
7049 Bridgeport Drive	7049 Bridgeport Dr	
Nashville, TN 37211	Nashville, TN 37211	126-16-0A-230.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD D. STINSON AND WIFE, CARI L. STINSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE E. LYNCH, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 417 ON THE FINAL PLAT OF RIVERWALK, PHASE 2A, SECTION 1 OF RECORD IN INSTRUMENT NUMBER 20031014-0151989, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RONALD D. STINSON AND WIFE, CARI L. STINSON BY DEED FROM LORI MORRIS JIROCH AND HUSBAND, ROCKWELL JIROCH OF RECORD AT INSTRUMENT NO. 20100512-0036552, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 27, 2010 AND RECORDED ON MAY 12, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20031014-0151989; BOOK 513, PAGE 396; BOOK 4205, PAGE 194, BOOK 4226, PAGE 715 AND BOOK 4257, PAGE 647; BOOK 7526, PAGE 315, BOOK 7526, PAGE 318 AND BOOK 7526, PAGE 324; INSTRUMENT NUMBER 200107060072536; INSTRUMENT NUMBER 200109190101280; INSTRUMENT NUMBER 20021125014598 AND INSTRUMENT NO. 20040812097619; INSTRUMENT NUMBER 200111050121083, FIRST AMENDMENT IN INSTRUMENT NO. 200204240050565, AMENDED INSTRUMENT NO. 200405060051985, INSTRUMENT NO. 200503080025001, INSTRUMENT NO. 200603200031638, INSTRUMENT NO. 200611030136691, INSTRUMENT NO. 200612140154502; INSTRUMENT NUMBER 200204250051371; INSTRUMENT NUMBER 200111050121083; INSTRUMENT NUMBER 200712200145869; INSTRUMENT NUMBER 200109190101279, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7049 Bridgeport Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20130071730 DEEDWARR
Recvd: 08/20/13 10:15 2 pgs
Fees:13.00 Taxes:921.30
20130820-0087513

Witness my/our hand(s) this 15th day of August, 2013.

Ronald D. Stinson

Cari L. Stinson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD D. STINSON AND CARI L. STINSON, the within named bargainor, 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 and official seal, this the 15th day of August, 2013.

Notary Public
My Commission Expires: 5 2014
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

13-7028