BILL GARRETT, Davidson County
Trans:T20130072888 DEEDWARR
Recvd: 08/23/13 08:40 2 pgs
Fees:13.00 Taxes:259.00
20130823-0088931

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2013.

Notary Public:
My Commission Expires: 10/18/14

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Lyle C. Lassiter 1010 Wyndham Dr Gallatin, TN 37066	New Owner	034140A00600CO (Lot 6) 034140A03700CO (Lot 37)

FOR AND IN 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, I/we, **M. R. Stokes**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lyle C. Lassiter**, married, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land located in Davidson County, Tennessee: Being Lots 6 and 37, FINAL CLUSTER PLAT OF CUMBERLAND BEND, as shown on plat of record in Instrument No. 20091231-0118971, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to M. R. Stokes by Trustee's Deed from Jerry P. Spore, acting as Trustee, recorded on the 2nd day of November, 2009 in Instrument No. 20091102-0100813, in the Register's Office of Davidson County, Tennessee.

This property is Subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2013. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorated share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Instrument Number 20091231-0118971, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument Number 20080507-0047106 and amended in Instrument Number 20100331-0024184, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer set forth in the instrument recorded in Instrument Number 20060531-0063526, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement set forth in the instrument recorded in Instrument Number 20060727-0090943, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement set forth in the instrument recorded in Book 4854, Page 658, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement set forth in the instrument recorded in Instrument Number 20070323-0035160, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space to Homeowners Association of record in Instrument No. 20130422-0039938, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: 604 Betty Lou Dr (Lot 6) & 1505 Stoney River LN (Lot 37), Madison, TN 37115

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. Grantors covenant with said Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of August, 2013.

M. R. Stokes

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **M. R. Stokes** , the bargainor(s), 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 12th day of August, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075