BILL GARRETT, Davidson County
Trans:T20130085778 DEEDWARR
Recvd: 10/03/13 15:36 2 pgs
Fees:13.00 Taxes:462.50
20131003-0104172

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Amada Horan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2013.

NOTARY PUBLIC
My Commission Expires: 5/20/14

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: Tennessee Nations Title Agency, 4811 Lebanon Road Suite 107, Hermitage, TN 37076

NAME & ADDRESS OF PROPERTY OWNER: NUMBERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Michele Stayton 2120 Lebanon Pike #119 Nashville, TN 37210	Michele Stayton 2120 Lebanon Pike #119 Nashville, TN 37210	95-5-B-39.00 CO

Warranty Deed

For and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Adam Law a Single man and Michael J Willis A single man as Joint Tenants with the rights of Surviorship

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michele Stayton, UNMARRIED

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 in Davidson County, Tennessee, being Unit 119, EASTHAVEN TOWNHOMES, PHASE I, as shown in Declaration and Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, amended at Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Law, a single man, and Michael J. Willis, a single man, as joint tenants with the rights of survivorship by Warranty Deed from Esther McStravick, unmarried, and Bonnie Lewis, unmarried, as joint tenants with rights of survivorship, recorded on the 5th day of February, 2007 in Instrument No. 20070205-0014539, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, amended at Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570; Deed of Conveyance to Homeowner's Association recorded at Instrument No. 20020709-0082358, re-recorded at Instrument No. 20020710-0083021; Easement recorded at Instrument No. 20031007-0147962; Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances recorded at Instrument No. 20040319-0031672; Easement for Transmission Line recorded in Book 1163, Page 638 and Book 1207, Page 513, Register's Office for Davidson County, Tennessee.

This improved property is known as 2120 Lebanon Pike Nashville, TN 37210

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. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of September 2013

Adam Law

Michael J Willis

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Adam Law a Single man and Michael J Willis A single man as Joint Tenants with the rights of Survivorship** the within named bargainer. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2013.

Notary Public

My commission expires: 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY