WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089422 DEEDWARR
Recvd: 10/17/13 10:09 2 pgs
Fees:13.00 Taxes:521.70
20131017-0108370

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Grace Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2013.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Henson	SAME	
(NAME)	(NAME)	26-6A-17CO
221 Wyndom Ct.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **LARRY V. STINSON, TRUSTEE OF THE VERNON L. STINSON SUPPLEMENTAL NEEDS TRUST UNDER THE WILL OF ANNA STINSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEWIS HENSON AND BERNADINE HENSON,** 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. 17 on the Plan of Townhomes at Windsor Green, Phase 1, of record in Book 8250, page 995, as amended in Instrument No. 20010813-0086903, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anna L. Stinson by Quitclaim Deed from Vernon Stinson of record in Instrument No. 20110420-0030370 and by deed from Dial Properties, LLC to Vernon Stinson and wife, Anna L. Stinson of record in Instrument No. 20010928-0105234, said Register's Office. See Power of Attorney of record in Instrument No. 20130219-0016353 and Affidavit Regarding Power of Attorney of record in Instrument No. 20130219-0016354, Register's Office for said County.

The said Anna L. Stinson has since died. Larry V. Stinson, Trustee of the Vernon L. Stinson Supplemental Needs Trust is the devisee under the Will of Anna Stinson probated on July 24, 2012, under Docket No. 12P1142, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 8250, page 995 and Instrument No. 20010/813-0086903, said Register's Office; and (c) restrictive covenants of record in Book 11164, page 69 and Instrument No. 20011108-0122758, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 221 Wyndom Ct., Goodlettsville, TN 37072

(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 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, 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 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 my hand this 15th day of October, 2013.

Larry V. Stinson, Trustee of the Vernon L. Stinson Supplemental Needs Trust

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Larry V. Stinson with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Vernon L. Stinson Supplemental Needs Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 15 day of October, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public