NEW OWNER:

Scott D. Humphries
Karyn Humphries
7216 Holt Run Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1210

Map 180 Group 02-0-A Parcel 043.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130102399 DEEDWARR
Recvd: 12/05/13 15:53 3 pgs
Fees:18.00 Taxes:1307.95
20131205-0124182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Three Thousand Five Hundred and 00/100 Dollars ($353,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEPHEN P. MAY and JEANINE SMITH n/k/a JEANINE MAY** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT D. HUMPHRIES and wife, KARYN HUMPHRIES** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 59, on the Plan of The Ridge at Stone Creek Subdivision, Section I, a Planned Unit Development as of record in record in Instrument No. 200310270157621, in the Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen P. May and Jeanine Smith, as joint tenants with the right of survivorship, by Warranty Deed from Linda K. Cadzow and husband, Ronald A. Scissom, dated June 12, 2006, and of record Instrument No. 20060615-0071056, Register's Office for Davidson County, Tennessee.

Note: Jeanine Smith and Jeanine May are one in the same person.

This is IMPROVED property known as 7216 Holt Run Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of **December, 2013**.

STEPHEN P. MAY

JEANINE MAY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, STEPHEN P. MAY AND JEANINE MAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 4th day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **353,500.00** .

AFFIANT

Sworn to and subscribed to before me 4th day of **December, 2013.**

NOTARY PUBLIC

My commission expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014