BILL GARRETT, Davidson County
Trans:T20140007387 DEEDWARR
Recvd: 01/31/14 14:34 3 pgs
Fees:17.00 Taxes:0.00
20140131-0008990

This Instrument Prepared By:
MARTIN A. KOOPERMAN,
Attorney at Law
603 Woodland Street
Nashville, TN 37206

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Joseph Bradley Lane	63 Glenrose Avenue	Map 119-2
63 Glenrose Avenue	Nashville, TN 37210	Parcel 191
Nashville, TN 37210		

FOR AND IN CONSIDERATION of $10.00 cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, Phyllis Ann Stinson and Belinda Ruth Duggin, (Grantors) have bargained and old, and by these presents do hereby transfer and convey unto JOSEPH BRADLEY LANE, (Grantee), and his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee.

> Being Lot No. 161 on the Plan of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County.
>
> Said Lot No. 161 fronts 75 feet on the southerly side of Glenrose Avenue and runs back between parallel lines 160 feet to a dead line.
>
> Being the same property conveyed to Phyllis Ann Stinson and Belinda Ruth Duggin by Executor's Quitclaim Deed from the Estate of Minnie M. Lane of record in Instrument No. 20140109-0002527, Register's Office for Davidson County,

This is improved property known as 63 Glenrose Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, my hand this 31 day of Jan, 2014.

Phyllis Ann Stinson
PHYLLIS ANN STINSON

Belinda Ruth Duggin
BELINDA RUTH DUGGIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, PHYLLIS ANN STINSON, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2014.

Martin A. Kerper
NOTARY PUBLIC
My Commission Expires: 5/15/15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, BELINDA RUTH DUGGIN, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that, she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2014.

Martin A. Kaplan
NOTARY PUBLIC
My Commission Expires: 5/5/15

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Phyllis Ann Stinson
AFFIANT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of January, 2014.

Martin A. Kaplan
NOTARY PUBLIC
My Commission Expires: 5/5/15