THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010028**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $84,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 20

BILL GARRETT, Davidson County
Trans:T20140007631 DEEDWARR
Recvd: 02/03/14 11:28 2 pgs
Fees:13.00 Taxes:310.80
20140203-0009323

WARRANTY DEED

Address New Owner: DeAnna Staton 211 Valeria Street Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11901047000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graham S. Stoner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deanna E. Staton, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 31, MAP OF OVERHILL CITY AND W. H. FOX SUBDIVISION OF BLOCKS NO. 14-15-16-20-21-29 AND 30, CUMBERLAND NURSERIES SUBDIVISION, as shown on plat of record in Plat Book 332, Page 21, 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 Graham S. Stoner by Warranty Deed from Brandon Mulkey and wife, Christina Mulkey, recorded on the 1st day of April, 2005 in Instrument No. 20050401-0035304, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERHILL CITY AND W. H. FOX SUBDIVISION OF BLOCKS NO. 14-15-16-20-21-29 AND 30, CUMBERLAND NURSERIES SUBDIVISION, as recorded in Plat Book 332, Page(s) 21.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 211 Valeria Street Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2014.

Graham S. Stoner by Josh Anderson Attorney in Fact

Graham S. Stoner, by Josh Anderson
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Graham S. Stoner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014