BILL GARRETT, Davidson County
Trans:T20140010983 DEEDWARR
Recvd: 02/18/14 08:21 2 pgs
Fees:13.00 Taxes:75.39
20140218-0013348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 20,375.00

Affiant

Subscribed and sworn to before me, this 12th day of February, 2014.

Notary Public

My commission expires: 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
J AUSTIN, LLC	**NEW OWNER**	**07114006600**
1203 & 1205 BAPTIST WORLD CENTER DR		07114006700
NASHVILLE, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

MCLEAN STINSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J AUSTIN, LLC

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:

TRACT 1: Beginning at an iron spike in the center of Whites Creek Pike at the southwest corner of Lot No. 2 of the Gibson Lands, a plan of which is of record in Minute Book "P", page 679, of the office of the County Clerk for said County, being J. C. Willis' southwest corner; thence along the west line of Lot No. 2 of said Gibson Land, and along an old fence line, north 3 '/2 deg. east 175.9 feet to a stake in said fence line thence at right angles north 86 '/2 deg. West 43.2 fee to an iron pin which is 9.5 feet east of old fence line; thence south 12 deg. 12' west, passing the southwest corner of a porch of a house located on the property in question parallel to said old fence line and 9.5 feet east of the same, 142 feet to an iron spike in the center line of Whites Creek Pike, said spike being 11 feet east of the southeast corner of the Mary A. Blanchard lot; thence with the center line of said pike, southeasterly 64 feet to the point of beginning.

TRACT II: Land situated and lying in the 12th, formerly the 17th, Civil district of Davidson County, Tennessee, and bounded as follows: On the south by the Whites Creek Turnpike, on the west by James Binder, on the east by James M. Willis and running back north to an alley.

BEING THE SAME PROPERTY CONVEYED TO MCLEAN STINSON BY QUITCLAIM DEED FROMMCLEAN STINSON, MEMBER OF THACH SERVICES, LLC DATED 04/10/12 AND RECORDED ON 04/10/13 IN INSTRUMENT NO. 20130410-0035424, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO THACH SERVICES, LLC BY WARRANTY DEED FROM HOWARD R. STRICKLAN AND WIFE, HELEN J. STRICKLAND

DATED 02/06/13 AND RECORDED ON 02/11/13 IN INSTRUMENT NO. 20130211-0013797, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO HOWARD R. STRICKLAND AND WIFE, HELEN J. STRICKLAND BY WARRANTY DEED FROM WARNER J. LEWIS AND WIFE, LOUISE LEWIS DATED 08/15/95 AND RECORDED ON 03/07/97 IN BOOK 10372, PAGE 446, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1203 & 1205 BAPTIST WORLD CENTER DR, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 12th day of February, 2014.

Mclean Stinson by Mary Stinson Attorney in fact

MCLEAN STINSON
BY:MARY STINSON
HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARY STINSON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of MCLEAN STINSON and who acknowledged that he/she/they executed the within instrument for the purposes therein contained as the same free act and deed of MCLEAN STINSON.

Witness my hand, at office, this 12th day of February, 2014.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY