THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140073256 DEEDWARR
Recvd: 09/30/14 10:00 2 pgs
Fees:13.00 Taxes:81.40
20140930-0089863

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicolas Ryan Stone and Laura B. Stone 370 Wallace Road, Unit A-23 Nashville, Tennessee 37211	New owner 7892 Heaton Way Nashville, TN 37211	147 03 0B 130.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **D. STEVE DAMESWORTH**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **NICOLAS RYAN STONE AND WIFE, LAURA B. STONE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. A-23 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to D. Steve Damesworth, by Warranty Deed from Joyce Jordan, of record in Instrument No. 20100831-0069279, dated 8/30/2010, Register's Office for Davidson County, Tennessee.

This is improved property known as **370 Wallace Road, Unit A-23, Nashville, Tennessee 37211** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **25th** day of **September, 2014**:

D. Steve Damesworth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **D. STEVE DAMESWORTH**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25th day of September, 2014:

My Commission Expires: 5/23/18 Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $22,000.00.

Laura Stone
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2014:

Notary Public

My Commission Expires: 5/23/18

