RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155512

BILL GARRETT, Davidson County
Trans:T20150027456 DEEDWARR
Recvd: 04/13/15 13:31 2 pgs
Fees:13.00 Taxes:1043.40
20150413-0032380

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2015.

J Anderson

NOTARY PUBLIC

My commission expires: 9/10/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Norris and Christopher Norris 6704 Sunnywood Drive Nashville, TN, 37211	New Owner	181-01-0-B-148.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Two Thousand and 00/100 Dollars ($282,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENNY L. GASTON, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JENNIFER NORRIS AND CHRISTOPHER NORRIS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 13, on the Plan of Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, of record in Instrument Number 20060322-0032604, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Benny L. Gaston, a single man, by Warranty Deed from Henry K. Staggs and Andrea K. Staggs, husband and wife, dated September 19, 2014 and recorded September 23, 2014, of record in Instrument Number 20140923-0087219, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 6704 Sunnywood Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 3rd day of April, 2015.

BENNY L. GASTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Benny L. Gaston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of April, 2015.

Notary Public

DAVID WEBBER
Printed Notary Name

My commission expires: 10/3/18

