WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031007 DEEDWARR
Recvd: 04/24/15 08:32 2 pgs
Fees:13.00 Taxes:74.00
20150424-0036637

THERESA SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela M. Stinson	Angela M. Stinson	091020077.00
(NAME)	(NAME)	
6112 New York Avenue	537 Wheatfield Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marty J. Musser, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angela M. Stinson, a married woman** 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:

LAND in Davidson County, Tennessee, being part of Block 'B", Part of Lot 13 on the plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, of Register's Office for Davidson County, Tennessee; described as follows:

BEGINNING on the Northerly margin of New York Avenue as a point 175 feet east of the easterly margin of 62nd Avenue, North, formerly 21st Street, being the southeast corner of a part of Block "B" conveyed to Jerald Martin and wife, Pearl Martin by deed from Robie Wright and wife of record in Book 1909, Page 375, said Register's Office; thence with the eastern boundary line of said Martins property northwardly 160 feet to the northerly margin of an alley; thence with the margin of said alley eastwardly 25 feet; thence southwardly 160 feet to the northerly margin of said Avenue westwardly 25 feet to the beginning.

BEING the same property conveyed to Marty J. Musser, a single man by deed dated April 3, 2008 from Jacqueline Vanatta, Clyde Layman Harris, Jr, Joyce Rosson, Mark Lazarus Harris, Garry Wayne Harris, Carolyn Averitt, Janice Cutshall, Kelly Harris and Lisa King, Devisees under the Will of Lela S. Harris of record in Instrument No. 20080410-0036547, Register's Office for Davidson County, Tennessee as corrected by Scrivener's Affidavit in Instrument No. 20100707-0053179, said Register's Office.

This is unimproved ☑ property, known as 6112 New York Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hands this 20 day of April, 2015.

Marty J. Musser

State of Tennessee
County of Davidson

Personally appeared before me Marty J. Musser, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of April, 2015.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Stinson