WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

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

Notary Public: Tracey Perry

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Phillip M. Stone	Finworth Mortgage, LLC	Parcel ID:
505 Wa Weka Circle	2106 Crestmoor Road	155100A02900CO
Nashville, TN 37221	Nashville, TN 37215	

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 acknowledged, we

Michael A. Wyss, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Phillip M. Stone and Joanna I. Stone, husband and wife as tenants by the entirety

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 Lot No. 81 on the Plan of McCrory Trace Estates, a Planned Unit Development, as of record in Book 6900, Page 720 through 723, Register's Office for 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 Michael A. Wyss and wife, Rebecca R. Wyss by deed from Geoff P. Moore and Janet A. Moore, of record in Instrument 20060719-0087167, dated July 17, 2006, Register's Office for said County. The said Rebecca R. Wyss died November 1, 2014.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7241, Page 597 amended in Book 7576, Page 846; Book 8135, Page 257; and book 7576, Page 831, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Page 720 through 723, said Register's Office.

Power of Attorney of record in Instrument 20150616-0057245, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 505 Wa Weka Circle, Nashville, TN 37221

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 hand this 3rd day of June, 2015.

Michael A. Wyss by Karen A Lefkovitz, Attorney-in-Fact

Michael A. Wyss
By: Karen A. Lefkovitz, as Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20150047799 DEEDWARR
Recvd: 06/16/15 12:55 2 pgs
Fees:13.00 Taxes:1110.00
20150616-0057246

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Karen A. Lefkovitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Michael A. Wyss as his/her/their Attorney in Fact as the free act and deed of the within named Michael A. Wyss.

Witness my hand and official seal at Nashville, Tennessee the 3rd day of June, 2015.

My Commission Expires: 2.2.18

Notary Public

