Map & Parcel 11608077.00

This Instrument Was Prepared By:
Benjamin W. Weigel, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

BILL GARRETT, Davidson County
Trans:T20150049977 DEEDWARR
Recvd: 06/23/15 10:04 2 pgs
Fees:13.00 Taxes:1572.50
20150623-0059900

New Owner:

Sherri S. Stowe
c/o Bayron Binkley
7105 Crossroads Blvd. #102
Brentwood, TN 37027

Send Tax Bills To:

SAME AS NEW OWNER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KATHLEEN L. STUTTS, an unmarried person, Grantor, has bargained and sold and by these presents does transfer and convey unto SHERRI S. STOWE, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Being the west part of Lot No. 120 on the Plan of Kenner Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated January 11, 1958 as follows:

Beginning at a point in the north margin of Woodmont Boulevard, at the corner of Lot Nos. 119 and 120; thence with the line between said lots, northeasterly 325 feet to a point in the south line of Lot No. 11; thence along the south line of Lot Nos. 11 and 10, easterly 34 feet to a point which is 6 feet west of the corners of Lot Nos. 120 and 121; thence southerly parallel to the line between said lots, 335 feet more or less to the north margin of Woodmont Boulevard; thence with the margin of the same, westerly 94 feet to the point of beginning.

Being the same property conveyed to Kathleen Stutts, by Executor Quitclaim Deed of the Estate of Reuben C. Stutts, of record in Instrument No. 20131119-0119075, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 4018 C Woodmont Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2015 Davidson County, Tennessee Metropolitan taxes which are a lien not yet due and payable. Grantor has paid her prorate part thereof to Grantee who will be responsible for the payment of said taxes when they become due and payable. 2) Matters appearing on the Plan of record in Book 421, page 100, Register's Office for Davidson County, Tennessee. 3) Matters appearing on the loan survey for

Mid-South Mortgage Corporation prepared by William Collier Parish Associates dated August 13, 1962. 5) Subject to all right and interest in and to the joint driveway situated partly upon the described property and partly upon the property adjoining to the east.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 22 day of June, 2015.

Kathleen L. Stutts
KATHLEEN L. STUTTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN L. STUTTS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of June, 2015.

Jean C. Poteete
NOTARY PUBLIC

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/22/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Twenty-Five Thousand and no/100 ($425,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kathleen L. Stutts
AFFIANT

Sworn to and subscribed before me this 22nd day of June, 2015.

Jean C. Poteete
NOTARY PUBLIC

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/22/2017