BILL GARRETT, Davidson County
Trans:T20150052244 DEEDWARR
Recvd: 06/30/15 08:53 2 pgs
Fees:13.00 Taxes:369.63
20150630-0062671

NEW OWNER IS AND SEND
TAX BILLS TO:
JEFFREY STONE
118 Neal Terrace
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

MAP & PARCEL #092-02-0-128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 ($99,900.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **CHAD A. LAUTT, Trustee of the Tip Top Trust**, have this day bargained and sold and by these presents do hereby transfer and convey to **JEFFREY STONE,** his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

> BEING the Easterly 40 feet on the Northerly 130 feet of Lot Number 16 on the Map of O. H. Menees Subdivision of record in Book 57, Page 89,in the Register's Office of Davidson County, Tennessee. Said part of Lot Number 16 fronts 40 feet Northerly side of Hafferman Street (now Meharry Blvd.) and runs back between parallel lines 130 feet to a dead line.
>
> BEING the same property conveyed to Chad A. Lautt, Trustee of the Tip Top Trust, by deed from LNV Corporation, dated March 15, 2010 and filed for record as Instrument #20100405-0025287,in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE, that I am lawfully seized and possessed of said lot or parcel of land, that I have the right to convey same and that the same is unencumbered except for 2015 real estate taxes which are to be pro-rated, applicable building and zoning regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25 day of June, 2015.

Chad A. Lautt, Trustee

CHAD A. LAUTT, Trustee of the Tip Top Trust

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHAD A. LAUTT, Trustee of the Tip Top Trust,** the bargainor, 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 official seal at Gallatin, Tennessee, on this the 25 day of June, 2015.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2016

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$99,900.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jeffrey D. Stone
AFFIANT

SUBSCRIBED and sworn to before me, this the 25 day of June, 2015.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2016