This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 07/22/15 14:24 3 pgs
Fees:18.00 Taxes:1450.40
20150722-0071938

WARRANTY DEED

THIS INDENTURE, made this 16th day of July , A.D., 2015 , by and between

Christopher Stratton Jr. and Louise I. Stratton Husband and wife

First Parties, and

William R. Story, Jr. and Jayme W. Story, husband and wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

BEING LOT NO. 121, ON THE PLAN OF PHASE FOUR, SECTION ONE, THE MEADOWS OF SEVEN POINTS OF RECORD IN INSTRUMENT 20040227-0022425, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER STRATTON JR. AND LOUISE I. STRATTON, HUSBAND AND WIFE BY DEED FROM THOMAS C. RATH AND WIFE, CATHERINE RATH, RECORDED ON JULY 17, 2014, OF RECORD IN INSTRUMENT NO. 20140717-0063231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
WilliamsR. Story, Jr.
2012 Kaylee Meadow Court
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
Magna Bank
6525 Quail Hollow Rd, Suite 1800 300
[illegible] Memphis, TN 38120

CLT # 098130C00200

MR-RL-1340-392

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Christopher Stratton Jr.

× _____
Louise I. Stratton

✓STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, Christopher Stratton Jr. and Louise I. Stratton Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2015.

✓ _____ Notary Public
LISA M. COUCH
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires March 8, 2016

My Commission Expires: 3-8-16

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 392,000.00. Affiant _____

Subscribed and sworn to before me this 16th day of July, 2015.

My Commission Expires: 9/10/2018

_____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MR-RL-1340-392

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

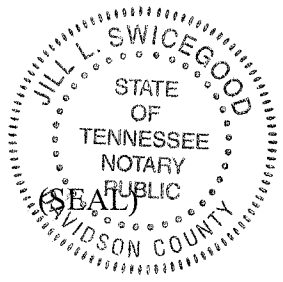
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: 9/10/2018