This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15571FA

Send Tax Bills To:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20150073868 DEEDWARR
Recvd: 08/31/15 13:41 2 pgs
Fees:13.00 Taxes:375.66
20150831-0088143

New Owner is:
Roy A. Stone
1916 Dahlia Drive
Nashville, TN 37210

MAP: 094-08-0

PARCEL: 021.00

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 all of which is hereby acknowledged, **David L. McCord, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Roy A. Stone and Tammy Stone, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1916 Dahlia Drive, Nashville, TN 37210

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Dahlia Gardens, of record in Plat Book 2663, Page 93, as amended in Book 2927, Page 275, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to David L. McCord, unmarried, by Warranty Deed from Ann Maria Layne, dated 9/24/98 and recorded 9/30/98 in Book 11133, Page 532, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of August, 2015.

GRANTOR:
David L. McCord by Caroline Dawn McCord Reed by his Attorney in Fact

David L. McCord by Caroline Dawn McCord Reed, his Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF Florida)
COUNTY OF Marion)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Caroline Dawn McCord Reed**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **David L. McCord,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20140829-0079287, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 19th day of August, 2015.

BRIANNA WOODS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF125887
Expires 5/22/2018

Notary Public

My Commission Expires: 5/22/2018

STATE OF Tennessee)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $101,531.00.

Affiant

SWORN TO and subscribed before me this 19 day of August, 2015.

Jessica N Brooks
NOTARY PUBLIC

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 6-13-17