(2)

NEW OWNER:

MEGAN N. STAYTON
1969 HAWKS NEST DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1013

Map & Parcel: 098 06 0A 256.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150080615 DEEDWARR
Recvd: 09/22/15 12:09 3 pgs
Fees:18.00 Taxes:980.50
20150922-0096249

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27609

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Five Thousand and 00/100 Dollars ($265,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CLIFFORD D. LATTING and wife, MELINDA LATTING,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MEGAN N. STAYTON, an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 230 on the Plan of Phase Two, Section D, Bridgewater, as shown on the plat of the same of record in Instrument No. 20070419-0047123, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CLIFFORD D. LATTING and wife, MELINDA LATTING by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated September 18, 2008, and of record in Instrument No. 20080923-0096752, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as 1969 HAWKS NEST DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Instrument No. 20070419-0047123, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12 day of September, 2015.

CLIFFORD D. LATTING

MELINDA LATTING

By: Clifford D. Latting, Attorney in Fact pursuant to Power of Attorney of record in Book *, Page *20150922-0096248

STATE OF Texas

COUNTY OF Bexar

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CLIFFORD D. LATTING**, 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 office this 12 day of September, 2015.

NOTARY PUBLIC

My commission expires: 10-07-2017

NOTARY PUBLIC STATE OF TEXAS
LISA NARTA
My Commission Expires
October 7, 2017

STATE OF Texas

COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CLIFFORD D. LATTING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **MELINDA LATTING**, the within-named bargainor, as the free act and deed of the said **MELINDA LATTING**.

WITNESS my hand and official seal at office, this 12 day of September, 2015.

Lisa Narta
NOTARY PUBLIC

My commission expires: 10-07-2017

LISA NARTA
My Commission Expires
October 7, 2017

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The actual consideration or value, whichever is greater, for this transfer is **$265,000.00** .

AFFIANT
Attorney-in-Fact

Sworn to and subscribed to before me this 12 day of September, 2015.

Lisa Narta
NOTARY PUBLIC

My commission expires: 10-07-2017

LISA NARTA
My Commission Expires
October 7, 2017