BILL GARRETT, Davidson County
Trans:T20150082248 DEEDWARR
Recvd: 09/28/15 10:59 2 pgs
Fees:13.00 Taxes:2109.00
20150928-0098148

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2015.

Notary Public
My commission expires: 3-7-17

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Will Stinson | New Owner | 131-06-0F-024.00-CO |
| 17 Thorndale Court | | |
| Nashville, TN 37215 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry D. Lancaster and Charla Sasser Lancaster,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Will Stinson, a married man as his sole and separate property, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Burton Hills, Village of Abbeywood, Tract 21, of record in Plat Book 6900, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 24 fronts 75.67 feet on the northwesterly margin of Thorndale Court and extends back 115.73 feet on the southwesterly line and 115.06 feet on the northeasterly line to a dead line in the rear, measuring 69.94 feet thereon.

Being the same property conveyed to BARRY D. LANCASTER, by deed from JOHN P. VAUGHN and spouse, JUNE M. VAUGHN, of record in Instrument No. 20041019-0125370, dated October 14, 2004, said Register's Office. Being further conveyed to BARRY D. LANCASTER and wife, CHARLA SASSER LANCASTER, by quitclaim deed from BARRY D. LANCASTER of record in Instrument No. 20070220-0020358, dated February 16, 2007 and was corrected by Scrivener's Affidavit of record in Instrument No. 20070309-0029519, said Register's Office.

This property is improved property known as **17 Thorndale Court, Nashville, TN, 37215**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 131-06-0F-024.00-CO; (2) Matters shown on the Plan of record in Plat Book 6900, page 223; (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532 and Book 6778, page 536; (4) Maximum square footage allocation of record in Book 7147, page 423; (5) Declaration of Covenants, Conditions and Restrictions of record in Book 7146, page 193, amended in Book 9790, page 987; (6) Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3702, page 250; (7) Easement for air conditioner and maintenance of record in Book 7902, page 74; (8) Deeds of conveyance to Metropolitan Government of Nashville and Davidson County, regarding water and/or sewer systems of record in Book 7240, page 543, Book 7240, page 563, Book 7240, page 580, Book 7240, page 605 and

Book 7275, page 826; All of record in the Register's Office for Davidson County, Tennessee. To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 25th day of September, 2015.

Barry D. Lancaster, by Triston Jacobs, his Attorney in fact

Charla Sasser Lancaster, by Triston Jacobs, her Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Triston Jacobs,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said Barry D. Lancaster and Charla Sasser Lancaster, and for the purposes therein contained by virtue of Power of Attorney duly executed by the said Barry D. Lancaster and Charla Sasser Lancaster and appearing of record in Instrument Number 20150928-0098147, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this the 25th day of September, 2015.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2015083884