File Box 8

BILL GARRETT, Davidson County
Trans:T20150082885 DEEDWARR
Recvd: 09/29/15 14:48 2 pgs
Fees:13.00 Taxes:2534.50
20150929-0098948

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57824
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kellee Stone Terry Stone 6107 Hillsboro Pike Nashville, TN 37215	Farmington Mortgage a division of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14400006800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$685,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Tarkington Powell, married,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kellee Stone, and spouse, Terry Stone**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a part of an unnumbered lot of ground described as the Heise property set forth and described on a plat showing a property survey to divide unnumbered lots City of Forest Hills known as the Green Hills Realty Company's Forest Hills Community subdivision of record in Book 3600, page 81, Register's Office of Davidson County, Tennessee, and described according to a survey made by J.C. Higgs, surveyor, as follows:

Beginning at a point in the westerly margin of Hillsboro Road at the southeasterly corner of Lot No. 10 on said subdivision plat, said Lot No. 10 being shown on said plat as the price property, said point being the northeasterly corner of the tract of land herein conveyed; thence running along the margin of said Hillsboro Road south 35 degrees 25' west 200 feet to a point; thence running north 50 degrees west, along the boundary line between the land herein conveyed and the Leonard Cash property 638 feet to an iron pin; thence north 40 degrees east 62 feet to an iron pin; thence south 50 degrees east 43 feet to an iron pin; thence north 40 degrees east 97 feet to an iron pin in the northerly boundary line of the tract of land herein conveyed and said Lot No. 10 heretofore described; thence south 54 degrees 37' east 589 feet to the westerly margin of Hillsboro Road, the point of beginning, containing 2.50 acres of land.

Being the same property conveyed to Raymond E. Tarkington, Jr. and wife, Jennifer Jo Tarkington by Warranty Deed from Ray Tarkington, an unmarried person, dated June 25, 2010, recorded on June 17, 2011, of record in Instrument No. 20110617-0046690, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 16, 2014, recorded May 19, 2014, of record in Instrument No. 20140519-0042675, said Register's Office, subject was conveyed to Jennifer Tarkington. Jennifer Tarkington is now known as Jennifer Tarkington Powell.

Douglas William Powell, spouse of Jennifer Tarkington Powell, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 3600, page 81 and amended in Book 3830, page 581, said Register's Office. Easements for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson county, Tennessee of record in Book 7946, page 880 and Book 8197, page 249, said Register's Office.

This is improved property, known as 6107 Hillsboro Pike, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2015.

Jennifer Tarkington Powell

Douglas William Powell

State of Tennessee

County of Davidson

On this 28th day of September, 2015, before me the undersigned authority, personally appeared Jennifer Tarkington Powell, and Douglas William Powell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Sworn and subscribed before me this 28th day of September, 2015.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary