THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085163**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $416,000.00. McLean Stinson Affiant Subscribed and sworn to before me, this 28th day of September, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150083021 DEEDWARR
Recvd: 09/30/15 09:08 2 pgs
Fees:13.00 Taxes:1539.20
20150930-0099116

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: McLean Stinson 2612 BELCOURT AVE Nashville, TN 37212-3316	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10407027300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer D. Bohler, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **McLean Stinson** single , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Stokes and Marshalls Subdivision, of record in Book 332, Page 106, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the Northerly margin of Belcourt Avenue (formerly Stokes Street) and extends back 168 1/2 feet between parallel lines to a dead line.

Being the same property conveyed to Jennifer D. Bohler, unmarried by Warranty Deed from William Henry Bass and wife, Susan Randal Whittington, recorded on the 5th day of June, 1989 in Deed Book 7856, Page 685, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STOKES AND MARSHALLS SUBDIVISION, as recorded in Plat Book 332, Page(s) 106.

This is improved property located at 2612 BELCOURT AVE Nashville, TN 37212-3316.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2015.

Jennifer D. Bohler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer D. Bohler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2015.

Notary Public

My Commission Expires: 02/26/17

