Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September 2015.

Notary Public
My commission expires:

GREG FARMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

Davidson County DEEDWARR
Recvd: 10/26/15 15:46 3 pgs
Fees:18.00 Taxes:540.20
20151026-0108858

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lucas Stinson	New owner	173050A27200CO
1913 Shaylin Loop		
Antioch TN 37013		

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 Anne Muchine, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Lucas Stinson, a single man hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 272 on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480 and amended of record in Instrument No. 20051114-0136938 and 20071227-0147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Anne Muchine, unmarried by deed dated October 20, 2006 from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20061024-0131529, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Master Deed and By-Laws of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938 and 20071227-0147998 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Homeowner's Association included of record in Instrument No. 20050721-0084791 as Exhibit B of Master Deed 4) Planned Unit Development Boundary of

record in Instrument No. 20050128-0010427 5) Easement to Metro of record in Instrument No. 20050721-0084791 and 20050811-0095171

This property is improved property known as 1913 Shaylin Loop, Antioch, Tennessee 37013

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 29 day of September, 2015.

Anne Muchine by Shelley McCraw Attorney-in-Fact
Anne Muchine, by Shelley McCraw
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of September, 2015, before me personally appeared Shelley McCraw to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anne Muchine acknowledged that such person executed the same as the free act and deed of Anne Muchine.

Notary Public

My Commission expires 8/25/19

ANN CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09087

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My commission expires:

11/06/2017