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 $1,310,000.00

Ashley Reiss
Affiant

Subscribed and sworn to before me, this 29th day of February, 2016.

Rozalind Ruth
Notary Public
My commission expires: 3/15/2019

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Megan Partridge Stauffer 418 Lynnwood Boulevard Nashville, TN 37205-3435	New Owner	116-15-0-089-00

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, **Christopher James Black and Ellen Ann Black, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Megan Partridge Stauffer and Clarence Roy Stauffer, III, wife and husband,** 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 the North 111 feet of the South 116 feet of Lot. No. 100 on the Plan of Royal Oaks Land Co's Subdivision of the Baker Tract of record in Plat Book 421, page 102 and 103, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 111 feet on the easterly side of Lynnwood Boulevard and runs back between lines 400 feet to a deadline, on which it measures 111 feet.

Being the same property conveyed to Christopher James Black and Ellen Ann Black, Husband and Wife, by Warranty deed from Clara Ruth Womack and William M. Womack Jr. as Trustees of the Billy M. Womack Family Trust and as sole heirs of record in Instrument No. 20130307-0022836 Register's Office for Davidson County, Tennessee, dated March 6, 2013 and recorded on March 7, 2013. (Value of consideration shown in aforementioned deed $575,000.00.) Being also known as 418 Lynnwood Boulevard Nashville, TN 372053435.

This property is improved property known as **418 Lynnwood Boulevard, Nashville, TN, 37205-3435.**

Davidson County DEEDWARR
Recvd: 03/01/16 14:17 3 pgs
Fees:18.00 Taxes:4847.00
20160301-0019527

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 29th day of February, 2016.

Christopher James Black

Ellen Ann Black

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 **Christopher James Black and Ellen Ann Black** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 29th day of February, 2016.

Notary Public

My Commission expires: 5/30/2017

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2016014143

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY