File Box 8

BILL GARRETT, Davidson County
Trans:T20160018972 DEEDWARR
Recvd: 03/08/16 14:51 2 pgs
Fees:13.00 Taxes:897.25
20160308-0022228

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $242,500.00.

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2016.

Notary Public

My commission expires:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory J. Zeronian	Guaranty Trust Co.	**117-03-0A-028.00 CO**
3000 Hillsboro Pike, Unit 28	316 Robert Rose Dr.	
Nashville, TN 37215	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jean M. Stoner, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory J. Zeronian and Amy E. Zeronian, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 28, PLAN OF VERSAILLES APARTMENTS, as shown on plat of record in Plat Book 5050, Page 80, as amended in Book 5171, Page 153, and as established by Master Deed recorded in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to JEAN M. STONER, A SINGLE PERSON, by deed from REBECCA M. GRAHAM, NOW KNOWN AS REBECCA M. GRAHAM JONES, of record in Book 8780, page 923, dated October 30, 1992, said Register's Office. Being further conveyed to SHERRY S. JONES, SCOTT STONER, CHRISTINE S. GALLENT, SHAWN S. LAMBERT AND SHANNON S. BOTTOMS, from Quitclaim Deed from JEAN M. STONER, of record in Instrument No. 20050107-0002770, dated January 7, 2005, said Register's Office. The said Charles Scott Stoner a/k/a Scott Stoner having since died intestate on or about April 23, 2010 leaving his interest to Lacey B. Stoner now Edixon and Kristofer Stoner. For further reference see Affidavits of Heirship of record in Instrument Nos. 20160308-0022225 and 20160308-0022226, said Register's Office. The said Shawn Merree Ervin Stoner a/k/a Shawn S. Lambert having since died on or about December 30, 2010 leaving her interest to Shane Ervin and Nikki Ervin Anderson. For Further reference see Affidavits of Heirship of record in Instrument Nos. 20160308-0022223 and 20160308-0022224 said Register's Office.

Being the same property conveyed to JEAN M. STONER, by Quitclaim deed from CHRISTIE A. GALLENT, SHERRY STONER JONES, SHANNON STONER, SHANE ERVIN, NIKKI ERVIN ANDERSON, KRISTOFER STONER AND LACEY EDIXON, of record in Instrument No. 20150921-0095804, dated August 25, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **3000 Hillsboro Pike, Unit 28, 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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/our hand(s) this 7th day of March, 2016.

Jean M. Stoner

Jean M. Stoner

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jean M. Stoner**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **March, 2016.**

Notary Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY