This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
George B. Stallings, II
9674 Aurora Court
Brentwood, TN 37027

MORTGAGEE:

None

BILL GARRETT, Davidson County
Trans:T20160034425 DEEDWARR
Recvd: 04/26/16 14:57 2 pgs
Fees:13.00 Taxes:208.68
20160426-0040722

SEND TAX BILL TO:
Owner

MAP **148-03**
GROUP
PARCEL **116.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William J. Marcrum, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **George B. Stallings, II**, hereinafter called the GRANTEE, his 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 Lot No. 605 on the Plan of Cherokee Hills, Section 6, as shown by plat and survey of record in Plat Book 3842, page 15, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Marcrum and wife Marie G. Marcrum*, by deed dated March 30, 1976, from J. E. Johnson and wife, Jo Ann Johnson of record in Book 5013, page 179, Register's Office for Davidson County, Tennessee.
*The said Marie G. Marcrum has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **156 Luna Circle, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 **11th** day of **April, 2016.**

William J. Marcrum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William J. Marcrum**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of April, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $56,400.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 10/23/2017

#16-9049