Prepared by:
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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 $520,470.00

Affiant

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

Notary Public

My commission expires: January 5, 2020

Davidson County DEEDWARR
Recvd: 04/29/16 14:21 3 pgs
Fees:18.00 Taxes:1925.74
20160429-0042291

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:
Paul Thomas Stinson, Jr.
7520 Oak Haven Trace
Nashville TN 37209

Send Tax Bills to:
Same

Tax Information
114-07-0-022.00

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 John D. Sexton and wife Amanda R. Sexton hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Paul Thomas Stinson, Jr., and spouse, Judy E. Perkins, 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:

Being Lot No. 22 on the Plan of Oakhaven Subdivision Section 4 of record in Plat Book 9700 page 951 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John D. Sexton and Amanda R. Sexton by deed from Jason O. Ritchason of record in Instrument No. 20061122-0144996 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Oakhaven Subdivision Section 4 of record in Book 9700 Page 951 Register's Office for Davidson County, Tennessee

This property is improved property known as 7520 Oak Haven Trace, Nashville, Tennessee 37209

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 April, 2016.

John D. Sexton

Amanda R. Sexton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

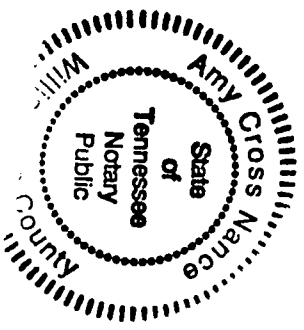
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Sexton and Amanda R. Sexton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29 day of April, 2016.

Notary Public

My Commission expires: 2/25/19

FILE NO: 09402





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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY