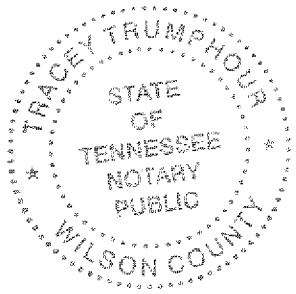
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Mary Hayeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Hayeland	SunTrust Mortgage, Inc	
(NAME)	(NAME)	
4717 Cape Hope Pass	901 Semmes Ave, RVW-5023	098-13-0-A-005.00CO
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 05/11/16 08:10 3 pgs Fees:18.00 Taxes:1017.50
Hermitage, TN 37076	Richmond, VA 23224	**20160511-0046582**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wendell C. Stone and Wife, Deborah M. Stone**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mary Hayeland, an unmarried woman**, hereinafter called the GRANTEE (S), 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. 5, on the plan of Phase One, Section One, New Hope Point, of record in Plat Book 8250, Page 651, 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 Wendell C. Stone and wife, Deborah M. Stone by Warranty Deed from D.R. Horton, Inc., dated 01/14/1998, recorded 01/20/1998 of record in Book 10760, Page 896, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 8250, Page 651, in the Register's Office for Davidson County, Tennessee. All matters shown on the Boundary Plat of record in Plat Book 9700, Page 275 as corrected in Instrument No. 20010531-0056257, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 10290, Page 1, as amended of record in Book 10330, Page 782 and re-recorded of record in Instrument No. 20000628-0064247; By-Laws of record in Instrument No. 20080623-0064598 and Instrument No. 20160128-0008367, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to the Homeowners Association of record in Instrument No. 20000607-0056880, in the Register's Office for Davidson County, Tennessee. Charter of New Hope Point Homeowner's Association, Inc., of record in Instrument No. 20000607005687 9, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4717 Cape Hope Pass, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 our hands this 9th day of May, 2016.

Wendell C. Stone

Deborah M. Stone

State of Tennessee
County of Wilson

Personally appeared before me Wendell C. Stone and Deborah M. Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY