BILL GARRETT, Davidson County
Trans:T20160051156 DEEDWARR
Recvd: 06/16/16 13:35 3 pgs
Fees:18.00 Taxes:92.50
20160616-0061158

NEW OWNER:

Dustin Tyler Wallace
4000 Anderson Rd #51
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0528

Map 136, Group 03-0-A, Parcel 051.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Twenty-Five Thousand and 00/100 Dollars ($25,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEPHEN A. MINTON AND wife, JOANIE B. MINTON**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DUSTIN TYLER WALLACE, unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Building 7, Unit No. 51 on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen A. Minton and wife, Joanie B. Minton, by Quitclaim Deed from Stephen A. Minton, dated April 16, 1996, and of record in Book 10207, Page 558, Register's Office for Davidson County, Tennessee. Also see Warranty Deed of record in Book 7386, Page 702, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4000 Anderson Rd #51, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **June, 2016**.

Stephen A. Minton
STEPHEN A. MINTON

BY: Joanie B. Minton, AIF
Joanie B. Minton, attorney in fact, pursuant to Power of Attorney being recorded concurrently herewith.

JOANIE B. MINTON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, JOANIE B. MINTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that She executed the within instrument on behalf of, and as attorney-in-fact for, STEPHEN A. MINTON, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOANIE B. MINTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2016.

ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ **25,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14th day of **June, 2016**.

NOTARY PUBLIC

My commission expires:

ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018