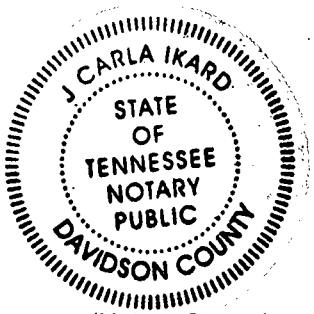
BILL GARRETT, Davidson County
Trans:T20160056963 DEEDWARR
Recvd: 07/05/16 12:57 2 pgs
Fees:13.00 Taxes:1868.50
20160705-0068475



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016.

Notary Public

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Frank Stafford and Amy Stafford	Frank Stafford and Amy Stafford	129 01 0 04900
6575 Jocelyn Hollow Road	6575 Jocelyn Hollow Road	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mary Dale Fitzgerald, Executrix of the Estate of Lucinda Thornton Trabue

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Frank Stafford and Amy Stafford, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 774 on the Plan of West Meade Farms Inc., Section VIII of record in Plat Book 2331, Page 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Lucinda Trabue (AKA Lucinda Thornton Trabue) by Quitclaim Deed dated September 26, 1978, from William R. Pointer of record in Book 5345, page 567, in the Register's Office for Davidson County, Tennessee; the said Lucinda Thornton Trabue having since died testate on December 2, 2015, and by her Last Will and Testament of record as Docket No. 16P10 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Mary Dale Fitzgerald, Executrix of the Estate of Luciinda Thornton Trabue having been

authorized to convey real property without the approval of any court and without joinder of any beneficiary.

This is improved property known as 6575 Jocelyn Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of June, 2016.

Mary Dale Fitzgerald Executrix

Mary Dale Fitzgerald,
Executrix of the Estate of Lucinda Thornton Trabue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Dale Fitgerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she is the Executrix of the Estate of Lucinda Thornton Trabue and executed the within instrument for the purpose therein contained as the Executrix of the Estate of Lucinda Thornton Trabue.

Witness my hand and official seal at this 30 day of June, 2016.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316165

SP 11/2015