BILL GARRETT, Davidson County
Trans:T20160069134 DEEDWARR
Recvd: 08/10/16 09:16 2 pgs
Fees:13.00 Taxes:1535.50
20160810-0083043

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **29th day of July, 2016**, by and between **John Whittemore Stokes, III., married**, party of the first part, and **John W. Stokes, IV and wife, Linley P. Stokes,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Unit A, Edgehill Retreat Townhomes, as shown more particularly described on Exhibit C of the Declaration of Covenants, Conditions and Restrictions and filed in Instrument No. 20111006-0077884, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed of record at Instrument No. 20120321-0024011, in the Register's Office of Davidson County, Tennessee. Party of the first part herein further warrants and covenants that the above described property does not constitute any part of his homestead and that fair and adequate consideration has been paid.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT: Subdivision restrictions, building lines and easements of record in Plat Book 4715, Page 154; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20111006-0077884; Easement of record at Instrument No. 20100928-0077137; Restrictive Covenants of record in Book 4220 Page 723 and Book 6236, Page 263; Restrictions of record in Book 5772, Page 616; Charter of record at Instrument No. 20111014-0080161;

and 2016 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John Whittemore Stokes, III.

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STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Whittemore Stokes, III.** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this **25th day of July, 2016.**

Notary Public
My Commission expires:

BELINDA GRESHAM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-29-2020

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(FOR RECORDING DATA ONLY)

Property Address:
1702A 15th Avenue South
Nashville, TN 37212

Property Owner:
John W. Stokes, IV and Linley P. Stokes
1702A 15th Avenue South
Nashville, TN 37212

Ward, Block & Parcel Number:
105050C00100CO

Mail tax bills to:
Pinnacle Bank
150 3rd Avenue South #900
Nashville, TN 37201

This instrument prepared by and return to:
Executive Title & Closing Inc.
700 Colonial Road #230
Memphis, TN 38117

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy Kearney
Affiant

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

Notary Public

My Commission Expires:

BELINDA GRESHAM STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-29-2020

CHICAGO TITLE #5886218
Executive Title & Closing, Inc.#: 16-07530R