This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd, Ste 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL Account Number:
08102006800

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Living Stones, Inc.
2314 24th Ave N
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20160097209 DEEDWARR
Recvd: 11/03/16 08:38 2 pgs
Fees:13.00 Taxes:499.50
20161103-0116184

SEND TAX BILLS TO: new owner
4420 Wallace Lane
Nashville, TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SHARITA LAVONE POINTER** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LIVING STONES, INC. a Tennessee Non-Profit Corporation** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 145, as shown on the map entitled Buena Vista Heights Addition, of record as Plat Book 161, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Sharita Lavone Pointer, by Warranty Deed from Metropolitan Development and Housing Agency, dated 02/03/2012 appearing of record in Instrument No. 20120213-0012383 of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

; Subject to all matters shown on the Plan of record in Plat Book 161, page 19, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Buena Vista Heights Addition Subdivision of record in Instrument No. 20120213-0012385, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 2314 24th Ave N, Nashville, TN, 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28th day of October, 2016.

Sharita Lavone Pointer

Sharita Lavone Pointer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sharita Lavone Pointer, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28th day of October, 2016.

NOTARY PUBLIC

LYDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4-20-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of October, 2016.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires: _____

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