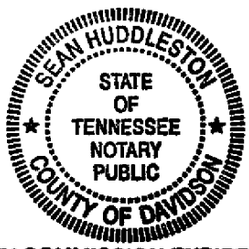
Davidson County DEEDWARR
Recvd: 12/14/16 15:25 3 pgs
Fees:18.00 Taxes:869.50
20161214-0131346



MY COMMISSION EXPIRES:
OCTOBER 7, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2016.

Notary Public

My commission expires: 10/7/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Heather Cole	New Owner	**Map 114-12-0-A Parcel 096.00co**
126 Stonecrest Drive		
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephen W. Gossin and Michael Gossin, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Cole, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 96 on the Plan of Stoneridge Townhomes, Phase I, as set out on Exhibit E to the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen W. Gossin and Michael Gossin, both unmarried, tenants in common with rights of survivorship, by Deed dated July 25, 2012 from Renee L. Nichols, unmarried, of record in Instrument No. 20120801-0067758, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Stephen W. Gossin, pursuant to a Power of Attorney executed by same on the 18th day of November, 2016, of record in Instrument No. 20161214-0131344, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Michael Gossin, pursuant to a Power of Attorney executed by same on the 17th day of November, 2016, of record in Instrument No. 20161214-0131345, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record as set out on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of Stoneridge Townhomes shown in Instrument No. 20060721-0088352, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Instrument No. 20050421-0044398, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of Stoneridge Townhomes, of record in Instrument No. 20060721-0088352, amended in Instrument No. 20080201-0010773, Register's Office for Davidson County, Tennessee. (4) By-Laws of Stoneridge Townhomes Homeowners' Association, Inc. of record in Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee. (5) Stormwater Detention Agreement of record in Instrument No. 20050804-0091479, said Register's Office. (6) Easement to Tennessee Electric Power Company of record in Book 787, Page 3, said Register's Office. (7) Easement as set out in Instrument No. 20050510-0052716, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **126 Stonecrest Drive, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hand(s) this **13th** day of **December, 2016.**

Stephen W. Gossin by Houston Howell, attorney-in-fact

Stephen W. Gossin by Houston Howell, Attorney-in-Fact

Michael Gossin by Houston Howell, attorney-in-fact

Michael Gossin by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of December, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Stephen W. Gossin and Michael Gossin,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Stephen W. Gossin and Michael Gossin**, for the purpose therein contained, by signing the name of **Stephen W. Gossin and Michael Gossin,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **December, 2016.**

My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Anna Agee

Notary Public

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY