WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cantus File #2761623

Return to:
Magnolia Title and Escrow
1104 Fatherland Street
Nashville, TN 37206
615-712-6391

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ 198,000.00

Affiant

Subscribed and sworn to me, this the 3rd day of January, 2017.

Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
508 Albany Drive HERMITAGE, TN 37076	Fred Brown, III 508 Albany Dr. Hermitage, TN 37076	Fred Brown, III 508 Albany Dr. Hermitage, TN 37076	075-03-0-052.00

THIS INDENTURE is made effective the 3rd day of January, 20 17, by **Emery Stutesman and wife, Corrina Stutesman,** First Parties, for the purpose of conveying the premises described herein to Fred Brown, III, an unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Section Three, Tulip Grove, of record in Plat Book 3700, Page 146, 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 Emery Stutesman and Corrina Stutesman by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, As Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-7 of record in Instrument No. 20100608-0044380, Register's Office for Davidson County, Tennessee, dated April 09, 2010 and recorded on June 08, 2010. (Value of consideration shown in aforementioned Deed $135,000.00) Being also known as 508 Albany Drive, Hermitage, Tennessee 37076-1420.

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:

Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach, and subdivision and/or condominium declarations, covenants, restrictions, and easements of record, including, without limitation, all matters shown on the Plan of record in Plat Book 3700, Page 146; and restrictions of record in Book 6142, Page 739, Book 4181, Page 95 and Book 6062, Page 276, all in the Register's Office for Davidson County, Tennessee.

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

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20170001259 DEEDWARR
Recvd: 01/05/17 14:12 2 pgs
Fees:13.00 Taxes:732.60
20170105-0001472

[CONTINUATION OF WARRANTY DEED]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Emery Stutesman

Corrina Stutesman

Corrina Stutesman

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Emery Stutesman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 12 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: July 8, 2019

ADRIANA L WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Corrina Stutesman**, 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 for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 12 day of November, 2016.

NOTARY PUBLIC

My Commission Expires: July 8, 2019

ADRIANA L WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.