(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017
(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-VRES-16-2809-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip M. Stinson and Jimmy L. Butler	**New Owner**	
(NAME) **2043 Hunterwood Dr.**	BILL GARRETT, Davidson County Trans:T20170018088 DEEDWARR Recvd: 03/02/17 10:57 2 pgs Fees:13.00 Taxes:2401.30 20170302-0020749	**117-04-0-247.00**
(ADDRESS) **Brentwood, TN 37027**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA KIDWELL AND JULIANNE H. WAGNON, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP M. STINSON, MARRIED, AND JIMMY L. BUTLER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 102 and the Southerly part of Lot No. 103 on the Plan of Belmont Terrace, of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Oakland Avenue at a point 16.0 feet South of the common corner of Lot Nos. 102 and 103; thence Northwardly 50.0 feet; thence Westerly 160.0 feet, more or less, to the Easterly margin of an alley, said point being 13.3 feet South of the Southwest corner of Lot No. 104; thence with said alley Southwardly 50.0 feet; thence Eastwardly 160.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Laura Kidwell and Julianne H. Wagnon, as joint tenants with the right of survivorship by Warranty deed from Robert W. Spessard, III and wife, Martha M. Spessard of record in Instrument No. 20040405-0037809 Register's Office for Davidson County, Tennessee, dated March 26, 2004 and recorded on April 05, 2004.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2809 Oakland Ave, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF FEBRUARY, 2017.

Laura Kidwell

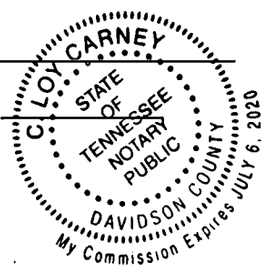
Julianne H. Wagnon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA KIDWELL AND JULIANNE H. WAGNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2017.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212