Davidson County DEEDWARR
Recvd: 03/09/17 10:44 4 pgs
Fees:23.00 Taxes:3774.00
20170309-0023376

#33405

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33405-12-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,020,000.00. Affiant Subscribed and sworn to before me this 7th day of March, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Treg Warner 4407 Hunt Place Nashville, TN 37215	New Owner	Map and Parcel No.: 104 07 0 523 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Walter Arthur Stinson, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Treg Warner, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2123 Belcourt Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of March, 2017.

Walter Arthur Stinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Arthur Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2017.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

A tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 4 in E.C. Scruggs Subdivision of the Read Place a plan of which is of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.

SAID easterly one-half of said Lot No. 4 fronts 50.0 feet on the southerly side of Carlton Avenue, now Belcourt, and runs back southwardly between parallel lines, 130.0 feet, more or less, to an alley.

Being the same property conveyed to Walter A. Stinson and wife, Martha M. Stinson, by deed dated February 21, 1997 from Mark Deutschmann, married of record in Book 10363, page 400, Register's Office for Davidson County, Tennessee. By Quitcliam Deed dated May 11, 2005 in Instrument No. 20050511-0053383, Register's Office for Davidson County, Tennessee, Martha M. Stinson conveyed her interest in subject property to Walter Arthur Stinson.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 104 07 0 523 00.
2. All matters appearing on the Plan of record as Book 57, page 114, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

