Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0499

BILL GARRETT, Davidson County
Trans:T20170029820 DEEDWARR
Recvd: 04/10/17 09:25 2 pgs
Fees:13.00 Taxes:592.00
20170410-0034612

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2017

Notary Public
Commission Expires: 9-08-18

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
James A. Stapleton 224 Buck Run Drive Nashville, TN 37214	new owner	122-01-0A-346.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Darryn C. Walker, unmarried and Elaine Tubb Wingerter, unmarried, as joint tenants with the right of surviorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
James A Stapleton and Cheryl A Stapleton, both unmarried
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 Unit No. 13 Woodland Point Phase 9, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200010110101044 and amended in Instrument No. 200207250089575, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy K. Sweeney, unmarried by Warranty deed from James J. Story and Lindsay M. Shultz of record in Instrument No. 20080605-0057844 Register's Office for Davidson County, Tennessee, dated May 28, 2008 and recorded on June 05, 2008.

Being the same property conveyed to Darryn C. Walker, unmarried and Elaine Tubb Wingerter, unmarried, as joint tenants with the right of survivorship by Warranty deed from Amy K. Robertson, married, formerly known as Amy K. Sweeney of record in Instrument No. 20150709-0066777 Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July 09, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 224 Buck Run Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of April, 2017.

Darryn C. Walker

Elaine Tubb Wingerter by Darryn C. Walker as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned notary public, **Darryn C. Walker,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Elaine Tubb Wingerter** and acknowledged that he executed the same as the free act and deed of the said **Elaine Tubb Wingerter.,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20170410-0034611, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at _____, Tennessee this 5th day of April, 2017.

Notary Public
My Commission Expires: 9-10-18

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darryn C. Walker** 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 at _____, Tennessee this 5th day of April, 2017.

Notary Public
My Commission Expires: 9-10-18

(Notary Seal)