RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

NEW OWNER:
DAVID WILLIAM STALLINGS
5717 SAINT CHARLES COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:

SAME

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0807

Map & Parcel
098010118.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170049883 DEEDWARR
Recvd: 06/12/17 12:00 3 pgs
Fees:18.00 Taxes:1004.55
20170612-0058606

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-One Thousand Five Hundred and 00/100 Dollars ($271,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES P. HINES, JR., married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID WILLIAM STALLINGS, unmarried**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 8 on the Plan of St. Charles Place, as shown on the plat of the same of record in Plat Book 5200, Page 692, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot 8 fronts 72.49 feet on the southerly margin of St. Charles Court and extends back 190.78 feet on the easterly line and 164.46 feet on the northwesterly line to a dead line in the rear measuring 122.72 feet thereon.

Being the same property conveyed to JAMES P HINES, JR. by Quitclaim Deed from James P. Hines, Jr., a married man, joined by his spouse Jolayne Hines, dated August 17, 2015, and of record in Instrument No. 20150902-0089040, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deeds of record in Instrument No. 20080313-0025297 and Book 6444, Page 258, both in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **5717 SAINT CHARLES COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 692, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, JOLAYNE HINES, wife of the said JAMES P. HINES, JR., for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, his heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of June, 2017.

James P. Hines Jr.
JAMES P. HINES, JR.

Jolayne Hines
JOLAYNE HINES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES P. HINES, JR. and JOLAYNE HINES,** 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 and official seal at office this 9th day of June, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$271,500.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of June, 2017.

NOTARY PUBLIC

My commission expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018