THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170076710 DEEDWARR
Recvd: 09/01/17 09:16 2 pgs
Fees:13.00 Taxes:210.90
20170901-0089926

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nic Stone and Laura Stone 370 Wallace Road, Unit C-12 Nashville, Tennessee 37211	NIC AND LAURA STONE 7892 HEATON WAY NASHVILLE, TN 37211	147 03 0B 087.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **GAIL A. NOLAN**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **NIC STONE and LAURA STONE, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Unit No. C-12, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and descrip-tion of such Unit.

Being the same property conveyed to Gail A. Nolan by Warranty Deed from Freeman Webb Developers, Inc., a Tennessee corporation, filed on 07/17/1985, at Book 6608, page 595, Davidson County Register of Deeds.

This is property known as: 370 Wallace Road, Unit C-12, Nashville, TN 37211

This property is commonly known as **370 Wallace Road, Unit C-12, Nashville, TN 37211**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this 28th day of **August**, **2017**:

Gail A. Nolan
Gail A. Nolan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GAIL A. NOLAN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of August, 2017:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $57,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28 DAY OF AUGUST, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON