**Send Tax Statements To:**
~~New Owner~~ CMG Morgage Inc
3160 Crow Canyon Rd
Ste 400
San Ramon CA 94583

**Name and Address of New Owner:**
Adrees Elyas
6167 Pettus Road
Nashville, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 12806

**Map and Parcel** 181-155

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

**WARRANTY DEED**

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, the undersigned, **JAMI LEE STINSON, ADMINISTRATIX, OF THE ESTATE OF DAVID RUSSELL STINSON**, has this day bargained and sold and does hereby transfer and convey unto, **ADREES ELYAS AND SANYA A. SAID, HUSBAND AND WIFE, AND FAYSAL SAID, UNMARRIED,** their heirs and assigns, forever, that certain parcel of real estate located in the 5th Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, and shown as Tract No. 4 on an unrecorded survey of the Jacey A. Moore, Jr. lands, dated August 14, 1978, and prepared by John B. Rainey, Surveyor, Job No. 78-123, and described as follows:

Beginning at an iron pin on the westerly margin of Pettus Road, said point of beginning being North 33° 28' 41" East 450.00 feet as measured northwardly along the westerly margin of said road from the northern line of the Elmo Murray Potts property of record in Book 4037, page 359, R.O.D.C., Tennessee; thence leaving the margin of said road North 75° 32' 34" West 830.71 feet to an iron pin; thence South 73° 34' 09" West 694.32 feet to an iron pin; thence South 3° 59' 10" West 237.00 feet to an iron pin; thence North 86° 00' 49" West 374.13 feet to an iron pin; thence 3° 59' 10" East 409.48 feet to an iron pin; Thence North 83° 24' 43" East 1009.44 feet to an iron pin; thence South 77° 38' 22" East 933.20 feet to an iron pin set on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33° 28' 41" West 150.00 feet to the point of beginning, containing 9.02 acres, more or less.

Being the same property conveyed to Jami Lee Stinson, Administrator of the Estate of David Russell Stinson, by Quitclaim deed from Pamela S. Stinson, dated December 8, 2017, appearing of record in Instrument No. 20171212-0126463, of the Register's Office of Davidson County, Tennessee. The said deed was executed pursuant to the Final Order of Divorce dated May 4th, 2016. The said David Russell Stinson was deceased on March 18, 2017. Probate Court then authorized Jami Lee Stinson as the Administrator of the Estate of David Russell Stinson on April 20, 2017, in the Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to David R. Stinson et ux Pamela S. Stinson by deed from Phillip L. Stinson et ux Betty C. Stinson, dated December 29, 1992, appearing of record in Book 8826, page 297, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ADREES ELYAS AND SANYA A SAID, HUSBAND AND WIFE, AND FAYSAL SAID, UNMARRIED,** their heirs and assigns, forever.

Bill Garrett Davidson County
Batch# 59855 DEEDWARR
02/16/2018 10:18:58 AM 2 pgs
Fees: $13.00 Taxes: $1,481.85

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12 day of February, 2018.

**JAMI LEE STINSON, ADMINISTRATRIX OF THE ESTATE OF DAVID RUSSELL STINSON**

Jami Lee Stinson

**Jami Lee Stinson, Individual**

Jami Lee Stinson, Administratrix of the Estate of David Russell Stinson

**Jami Lee Stinson, Administratrix of the Estate of David Russell Stinson**

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jami Lee Stinson, individual, and Jami Lee Stinson, Administratrix of the Estate of David Russell Stinson,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS my hand.and official seal at office this February 12, 2018.

My Commission Expires: 1/24/21

Notary Public

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$400,499.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Jami Lee Stinson

AFFIANT

SWORN to and subscribed before me, this 12 day of February, 2018.

NOTARY PUBLIC
My Commission Expires: 1/24/21

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY