RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #0128X-42159

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 66143 DEEDWARR
03/07/2018 11:00:10 AM 2 pgs
Fees: $13.00 Taxes: $765.90
20180307-0021492

ADDRESS NEW OWNER:
Hiren Dayaramani &
Khushbu Patel
1205 Wembley Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Finworth Mortgage LLC
an Insbank Company
2106 Crestmoor Road
Nashville, TN 37215

MAP/PARCEL 064-16-0C-096.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debbie A. Stinson and husband, Robert Paul Stinson, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Hiren Dayaramani and Khushbu Patel, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section Four, Wembley Downs of record in Plat Book 7900, Page 456, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Debbie A. Harrington by Warranty deed from Phillips Builders, Inc. of record in Book 9009, page 70, Register's Office for Davidson County, Tennessee, dated June 30, 1993 and recorded on July 08, 1993.

Being the same property conveyed to Victor Hazelwood, Trustee by Quitclaim Deed from Debbie A. Stinson fka Debbie A. Herrington, of record in Instrument No. 20160429-0041993, Register's Office for Davidson County, Tennessee, dated April 26, 2016, and recorded on April 29, 2016, and within the same deed the said Victor Hazelwood, Trustee conveyed his interest in the subject property to Debbie A. Stinson and husband, Robert Paul Stinson.

This is improved property known as: **1205 Wembley Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of February, 2018.

WITNESS MY HAND on this the 28th day of February, 2018

Debbie A. Stinson

Robert Paul Stinson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Debbie A. Stinson and Robert Paul Stinson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of February, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $207,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY