WARRANTY DEED

File #2018-140

Bill Garrett Davidson County
Batch# 100974 DEEDWARR
06/06/2018 10:11:21 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20180606-0054181

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00.

Amy Dieterle
Affiant

Subscribed and sworn to before me on June 4th, 2018.

RWalters
NOTARY PUBLIC
My Commission Expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Lisa Mianne Stone and Tyler Clark Stone 5737 Sterling Oaks Drive Brentwood, TN 37027	Non Owner	172-05-0B-067.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **W.R. MICHAEL GRIFFIN AND WIFE, LINDA A. GRIFFIN A/K/A LINDA ANN GRIFFIN**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **LISA MIANNE STONE AND TYLER CLARK STONE, WIFE AND HUSBAND**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Sterling Oaks, Phase 1, as shown on plan of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to W.R. MICHAEL GRIFFIN AND WIFE, LINDA A. GRIFFIN, by deed from PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, of record in Book 11763, page 694, dated November 29, 1999, said Register's Office.

The said, Linda A. Griffin is one and the same person as Linda Ann Griffin.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5737 Sterling Oaks Drive, Brentwood, TN 37027.

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 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, their heirs 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 our hands on June 4, 2018.

Grantor:

W.R. Michael Griffin, by Karen Lynne Montalvo, His Attorney-in-Fact

Grantor:

Linda A. Griffin a/k/a Linda Ann Griffin, by Karen Lynne Montalvo, Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karen Lynne Montalvo, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for W.R. Michael Griffin, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of W.R. Michael Griffin, the within named bargainor, by the said Karen Lynne Montalvo, as such Attorney-in-Fact.

Witness my hand, at office, this 4th day of June, 2018.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karen Lynne Montalvo, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Linda A. Griffin a/k/a Linda Ann Griffin, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Linda A. Griffin a/k/a Linda Ann Griffin, the within named bargainor, by the said Karen Lynne Montalvo, as such Attorney-in-Fact.

Witness my hand, at office, this 4th day of June, 2018.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY