Karen Y Johnson Davidson County
Batch# 144378 DEEDWARR
09/24/2018 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20180924-0094294

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

ADDRESS NEW OWNER:
Richard Stone & Kacy Stone
1910 Avalon Dr.
Nashville, TN 37216

SEND TAX BILL TO:
Mortgage Investors Group
8320 East Walker Springs Ln.
Suite 300
Knoxville, TN 37923

MAP/PARCEL 073-05-0-031.00

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, **Marie G. Massey, Unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Kacy Stone, an unmarried woman and Richard D. Stone and Delilah J. Stone, 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. 19 on the Plan of Virginia Manor, of record in Plat Book 1835, Page 22, 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 Johnnie J. Massey and Edna M. E. Massey, husband and wife by Warranty Deed from Gordon Moore Amburgey and Ruth B. Amburgey, husband and wife, of record in Book 2590, Page 195, Register's Office for Davidson County, Tennessee, dated August 11, 1956 and recorded on August 13, 1956.

Edna M. E. Massey having died May 17, 1977 leaving Johnnie J. Massey as surviving tenant by the entirety. The said Johnnie J. Massey having since died March 12, 2003 and by his Last Will and Testament probated under Docket No. 03P-1454 in the Probate Court for Davidson County, Tennessee, the property was devised to Marie G. Massey.

Being also known as 1910 Avalon Dr., Nashville, Tennessee 37216.

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 GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE 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 GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 20th day of September, 2018.

WITNESS MY HAND on this the 20th day of September, 2018

Marie G. Massey by Marshall Douglas Bryan Atty In Fact

Marie G. Massey, by Marshall Douglas Bryan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall Douglas Bryan, as attorney-in-fact for Marie G. Massey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said Marie G. Massey, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Marie G. Massey, and recorded simultaneously herewith in Instrument 20180921-0093923 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 20th day of September, 2018.

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

Marie G. Massey
AFFIANT

Subscribed and sworn to before me this the 20th day of September, 2018.

Deanna L Cooper
NOTARY PUBLIC

My Commission Expires: 5/13/2020

MARSHALL COUNTY TENNESSEE NOTARY PUBLIC DEANNA L COOPER

File No: 180708

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY