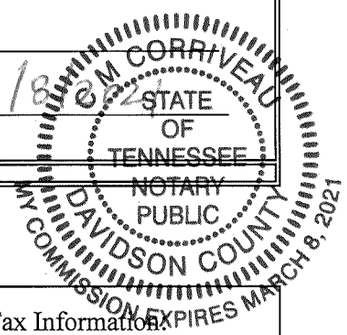
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917635** Karen Y Johnson Davidson County Batch# 147982 DEEDWARR 10/02/2018 01:01:30 PM 3 pgs Fees: $18.00 Taxes: $1,581.75 20181002-0097715	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $427,500.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2018. Notary Public My Commission Expires: 3/8/2021



WARRANTY DEED

Address New Owner: Henry Hildebrand IV and Dana Hildebrand 533 Croley Drive Nashville TN 37209	Send Tax Bills To: New Owner Guranty Trust Company 3500 Parkway Lane, Suite 415 Norcross, GA 30092	Tax Information: Tax Parcel ID No. 090-16-0H-001.00-CO

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, **Phillip M. Stinson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry Hildebrand IV and Dana Hildebrand, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 533 & 535 Croley Drive Commons, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 533 & 535 Croley Drive Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171213-0126999, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Phillip M. Stinson, married by Warranty deed from Constance L. Florance, married of record in Instrument No. 20171213-0126998 Register's Office for Davidson County, Tennessee, dated December 11, 2017 and recorded on December 13, 2017.

Grantor warrants that he has never lived the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171213-0126999, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 533 Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2018.

Phillip M. Stinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip M. Stinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2018.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

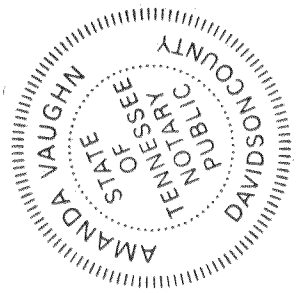
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)