Karen Johnson Davidson County
Batch# 196028 DEEDWARR
02/15/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,414.25
20190215-0014380

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $652,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 6/11/22
File No. G18-3876

GREGORY GOMEZ
Notary Public - State of New York
NO. 01GO6376374
Qualified in New York County
My Commission Expires Jun 11, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nathaniel O. Stinson and Rachel Barry Stinson (NAME)	Citizens Bank, NA. (NAME)	159-00-0-159
(STREET ADDRESS)	6100 Tower Cir, Ste 600 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jayson Stacy, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathaniel O. Stinson and Rachel Barry Stinson, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section Two, Bokor Heights of record in Plat Book 4300, Page 1, 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 by Warranty Deed from Steven R. Lawrence and wife, Marjory B. Lawrence, husband and wife to Jayson Stacy, a married man, as recorded on the 8th day of December, 2016 in Instrument No. 20161208-0128853 and Warranty Deed from Melvin E. Hacker and wife, Shirley M. Hacker to Steven R. Lawrence and wife, Marjory B. Lawrence, as recorded on the 16th day of December, 1983 in Deed Book 6195, Page 621, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, BOKOR HEIGHTS, as recorded in Plat Book 4300, Page(s) 1, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4330, Page 676, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap,

familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5621 Hillview 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Whenever 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 my/our hand(s) this 15th day of February, 2019.

Jayson Stacy

STATE OF New York
COUNTY OF New York

On this 15th day of February, 2019, before me personally appeared Jayson Stacy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of February, 2019.

Notary Signature
My commission expires: 6/11/22

GREGORY GOMEZ
Notary Public - State of New York
NO. 01GO6376374
Qualified in New York County
My Commission Expires Jun 11, 2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY