Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $434,900.00

Affiant

Subscribed and sworn to before me this 15th day of February, 2019.

Notary Public
My commission expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

Karen Johnson Davidson County
Batch# 196314 DEEDWARR
02/19/2019 11:34:50 AM 2 pgs
Fees: $13.00 Taxes: $1,609.13
20190219-0014792

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Zachary Bresee 700 North Wickshire Way Brentwood, TN 37027	NEW OWNER	172-09-0A-099.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nathaniel O. Stinson, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Zachary Bresee, an unmarried man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 99, on the Final Plat of Section Three, Banbury Crossing, as shown by plat appearing of record in Plat Book 9700, Pages 665 and 666, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nathaniel O. Stinson and wife, Stephanie M. Stinson, by deed from Shirley A. Watkins, a single woman, of record in Instrument No. 20040702-0079113, Register's Office for Davidson County, Tennessee, and dated June 30, 2004. Stephanie M. Johnson, formerly Stephanie M. Stinson conveyed her interest to Nathaniel O. Stinson by Quitclaim Deed of record in Instrument No. 20120314-0022109, Register's Office for Davidson County, Tennessee, and dated February 10, 2012.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Banbury Crossing of record in Plat Book 9700 Page 665 and 666, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 10369 Page 48 and amended in Book 10962 Page 516, Book 11218 Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031, Instrument No. 20051020-0126681, and Instrument No. 20090702-0062083, the official records of Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4148 Page 75 and amended in Book 4693 Page 691 and Book 4741 Page 261 Register's Office for Davidson County, Tennessee.

4. Charter for Banbury Crossing Homeowners' Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

5. ByLaws of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

This property is improved property known as 700 North Wickshire Way, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of February, 2019.

Nathaniel O. Stinson

Rachel Barry Stinson, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in this property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of February, 2019, before me personally appeared Nathaniel O. Stinson, 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: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY