THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621413**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2019. Notary Public My Commission Expires: 5-3-21

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 5-3-2021

Karen Johnson Davidson County
Batch# 263671 DEEDWARR
07/29/2019 03:54:17 PM 2 pgs
Fees: $13.00 Taxes: $5,735.00

20190729-0074614

WARRANTY DEED

Address New Owner: Lawrence John Lineker and Bonita Belle Lineker 2809 Oakland Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0-247.00

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, and Jimmy L. Butler, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence John Lineker and Bonita Belle Lineker, 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 the Northerly part of Lot No. 102 and the Southerly part of Lot No. 103 on the Plan of Belmont Terrace, of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Oakland Avenue at a point 16.0 feet South of the common corner of Lot Nos. 102 and 103; thence Northwardly 50.0 feet; thence Westerly 160.0 feet, more or less, to the Easterly margin of an alley, said point being 13.3 feet South of the Southwest corner of Lot No. 104; thence with said alley Southwardly 50.0 feet; thence Eastwardly 160.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Phillip M. Stinson, married and Jimmy L. Butler, married by Warranty deed from Laura Kidwell and Julianne H. Wagnon, married to each other of record in Instrument No. 20170302-0020749 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 02, 2017.

Grantor warrants that they have never lived in 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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20190215-0014334 and 20180119-0005669, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2809 Oakland Avenue Nashville TN 37212

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 23rd day of July, 2019.

Phillip M. Stinson

Jimmy L. Butler

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 and Jimmy L. Butler, 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 23rd day of July, 2019.

Notary Public

My Commission Expires: _____

