Karen Johnson Davidson County
Batch# 503041 DEEDWARR
10/29/2020 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20201029-0125629

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE .

Notary Public

Commission Expiration:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Emily Easter and Lance Runion 1213 Crestfield Drive Nashville, TN 37211	SAME AS NEW OWNER.	-172 12 0B 085.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **Brian Scott Stinson and wife, Diane Faye Stinson**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily Easter, an unmarried woman, and Lance Runion, an unmarried man 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:

Property known as 1213 Crestfield Drive Nashville, TN 37211, County of Davidson

Being Lot 390 on the Plan of Bradford Hills, Section 6, of record in Plat Book 7900, Page 6 and amended in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Brian Scott Stinson and wife, Diane Faye Stinson by deed from Diane Faye Stinson and Brian Scott Stinson (to create tenancy by the entirety) dated 1/6/2015, recorded 1/8/2015 filed of record in Instrument No. 20150108-0002239, said Register's Office.

Tax Map and Parcel ID is as follows 172 12 0B 085.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1213 Crestfield Drive, Nashville, TN 37211

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

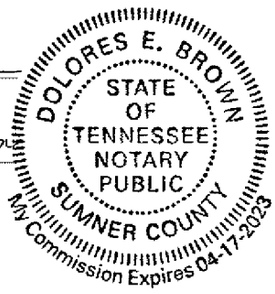
Witness my hand this .

Witness my hand this 26th day of October, 2020.

Brian Scott Stinson

Diane Faye Stinson

Diane Faye Stinson



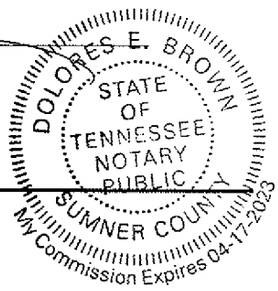
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this , before me personally appeared **Brian Scott Stinson and wife, Diane Faye Stinson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of October, 2020.

Notary Public

Commission Expiration: 4-17-2023



LTE File No.: 20-2537TN

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 herewith 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021