WARRANTY DEED

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

X Kimberly A Stegall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2001.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/07/01 14:53 2pgs
Fees:13.00 Taxes:360.75

20011207-0135309

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Stegall	Wells Fargo Home Mortgage	Map 062
(NAME) 2630 Paddlewheel Drive	(NAME) 4456 Corporation Lane, Suite 100	Group 02-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Virginia Beach Virginia 23462	Parcel 040
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,
Shawn Christopher Warmath and Wife, Gini Whitefield Warmath, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kimberly A. Stegall ,unmarried, 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:**

Being Lot No. 8-B, RESUBDIVISION OF LOTS 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A AND 12B on the Plan of RIVER TRACE ESTATES, PHASE I, Section I, as of record in Plat Book 6900, Page 324, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shawn Christopher Warmath and Wife, Gini Whitefield Warmath by deed from Yvonne Roche and Stephen M. Roche of record in, Book 11499 page 556, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6851, Page 370; Book 6982, page 747; Book 6851, page 390; Book 6851, page 363; Book 7907, page 168, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2630 Paddlewheel Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 5th day of December, 2001.

Shawn Christopher Warmath

Gini Whitefield Warmath

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gini Whitefield Warmath* the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

* and Shawn Christopher Warmath

Witness my hand and Official seal this 12/5/2001

My Commission Expires: 8-8-04

Lura K. Peary
Notary Public

LURA K. PEARY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Wilson

On this the 12/5/2001, before me personally appeared Gini Warmath, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shawn Warmath, and who acknowledged that he/she executed the same as the free act and deed of the said Shawn Warmath by virtue of that Power of Attorney, duly executed by the said Shawn Warmath and appearing of record in Instrument Number _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 5th December, 2001

My Commission Expires: _____

_____
Notary Public

File Number2111345

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122