WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,100.00.

Joy K Spivey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/14/03 10:03 2pgs
Fees:13.00 Taxes:581.27

20030314-0034265

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy K. Spivey	Mortgage Company of America	136-05-A 23.00
(NAME) 2956 Harbor Lights Drive	(NAME) 2416 21st Avenue South	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37212	
(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, Jeffrey D. Stouten and wife, Kelly R. Stouten, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy K. Spivey, 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. 23 on the Final Plat of Phase One, Bayveiw Estates, as of record in Plat Book 9700, Page 920, 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 part of the same property conveyed to Jeffrey D. Stouten and Kelly R. Stouten, husband and wife, by deed from NVR, Inc. T/A Ryan Homes as of record in Instrument No. 200002100013698, Register's Office for Davidson County, Tennessee, executed on 02/02/00 and filed on 02/10/00.

unimproved ☐

This is improved ☒ property, known as 2956 Harbor Lights Drive, Nashville, TN 37217
(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 10th day of March, 2003.

Jeffrey D. Stouten by Joy K Spivey Attorney in Fact

Kelly R. Stouten by: Joy K Spivey Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 3/10/2003, before me personally appeared Corey Gierman, 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 Jeffrey D. Stouten and Kelly R. Stouten, and who acknowledged that he executed the same as the free act and deed of the said Jeffrey D. Stouten and wife, Kelly R. Stouten by virtue of that Power of Attorney, duly executed by the said Cory Gierman and appearing of record in Instrument No. *, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, this 3/10/2003

My Commission Expires: _____

_____
Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number: 12302221
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

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