Davidson County DEEDWARR
Recvd: 08/19/03 14:54 2pgs
Fees:13.00 Taxes:514.30

20030819-0120201

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Lura Adrienne McSwiney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003

Notary Public

MY COMMISSION EXPIRES 2-9-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
WENDY L. LOCKE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lura Adrienne McSwiney	Southeastern Financial Inc.	Map 75
(NAME) 641 Denver Dr.	(NAME) 3343 Perimeter Hill Drive	Group 08-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37211	Parcel 21
(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, James S. Stackhouse and wife Tabitha M. Stackhouse , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lura Adrienne McSwiney , 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. 233, Tulip Grove Section Four, as shown by plat of record in Plat Book 4175, page 12, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James S. Stackhouse, An Unmarried Person by deed from Jeffrey P. Newman and wife Frances M. Newman of record in Deed Book 11505, page 84, Register's Office for said County.

The said James S. Stackhouse having since married is joined in this conveyance by his wife Tabitha M. Stackhouse

This conveyance is subject to Restrictive Covenants of record in Deed Book 4228, page 457, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 641 Denver Dr., Hermitage, TN 37076

(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 15th day of August, 2003.

James S. Stackhouse

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 James S. Stackhouse and Tabitha M. Stackhouse the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/15/2003

My Commission Expires: 6-9-07

Notary Public

WENDY L LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23071044
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122