Davidson County DEEDWARR
Recvd: 09/20/04 15:17 2 pgs
Fees:13.00 Taxes:814.00
20040920-0113111

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 220,000.00.

Judith S Barron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE SEPTEMBER 15, 2004.

LOUISE N. TURPIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

Louise N. Turpin
Notary Public

MY COMMISSION EXPIRES: 3/11/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Staub, Sr.	Owner	Map 75-15A, Parcel 250.00
250 Stoner's Glen Court		
Hermitage, Tennessee 37076		
(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, **SANDRA S. LOONEY, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD STAUB, SR. , AN UNMARRIED PERSON**, 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/Unit No. 250 on the Plan of Stoners Glen , Phase Three, as of record in Instrument No. 20010726-0079444, as corrected in Instrument No. 20020319-0034160, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jerry L. Looney and wife, Sandra S. Looney by deed of record from Frank Batson Homes, Inc. dated March 22, 2002 and recorded March 25, 2002 of record in Instrument No. 20020325-0035995, Register's Office, Davidson County, Tennessee.
The said Jerry L. Looney now being deceased.
This is the same description as in previous deed of record.
This conveyance is subject to Declaration of Covenants, Conditions, Restrictions and By - Laws attached thereto of record in Instrument No. 200005260052723, as amended in Instrument No. 20001215-0123565; 20020115-0006136 and Instrument No. 20040115-0006286, Register's Office, Davidson County, Tennessee.
This conveyance is subject to a Charter of record in Instrument No. 200005260052724, as amended in Instrument No. 20020116-0006779, Register's Office, Davidson County, Tennessee.
This conveyance is subject to a Quitclaim Deed to the common area of record in Instrument No. 20020115-0006137, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Notes on the Plat of record in Instrument No. 20010726-0079444, as corrected in Instrument No. 20020319-0034160, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 250 Stoner's Glen Court, 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 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 September 15, 2004.

Sandra S. Looney

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Sandra S. Looney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this September 15, 2004

Commission expires: 3/11/06

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE