WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~November 25, 2007.~~ MARCH 31, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/01/04 09:41 2pgs
Fees:13.00 Taxes:361.49

20041101-0130493

MARY SOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Cage Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-1719

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harriet Rodriguez	HARRIET RODRIGUEZ	063-02-0 047.00
(NAME)	(NAME)	
1517 Mohawk Trail	1517 MOHAWK TRAIL	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MADISON, TN 37115	
(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, Daryle L. Stallworth, a married man, and Charlene L. Stallworth, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harriet Rodriguez, a married 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 No. 127 on the Plan of Nawaka Hills, Section Four, Powwow Addition, of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Daryle L. Stallworth and Charlene L. Stallworth, both unmarried, by deed from Stewart Building Group, LLC, of record in Book 11726, page 718, Register's Office for Davidson County, Tennessee, dated 10/29/99. The said Daryle L. Stallworth has since been appointed Conservator of Charlene L. Stallworth by order dated September 14, 2004, Case No. 04P-1175, Circuit Court for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1517 Mohawk Trail, Madison, TN 37115

(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 our hands this 28th day of October, 2004.

Daryle L. Stallworth
Daryle L. Stallworth

Charlene L. Stallworth
Charlene L. Stallworth

BY: Daryle L. Stallworth
Daryle L. Stallworth, as Court Appointed Conservator

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daryle L. Stallworth the bargainor(s), with whom I am personally acquainted for 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 Hendersonville, Tennessee, this 28th day of October, 2004.

Commission Expires: 11.25.07

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

Darlene Short
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Daryle L. Stallworth, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Charlene L. Stallworth, and acknowledged that he/she execute the same by Order Appoint Conservator, as the free act and deed of said Charlene L. Stallworth. Witness my hand and Notarial Seal this 28th day of October, 2004.

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON

Darlene Short
Notary Public

My Commission Expires: 11.25.07

RETURN TO: 1690

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214