WARRANTY DEED

BOX 10-A

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

James A. [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2005.

Monte C. Poe
Notary Public

MY COMMISSION EXPIRES: 9-20-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 530 Church Street, Suite 202, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Joy Stinson	SunTrust Mortgage, Inc.	171-4 A-57
(NAME)	(NAME)	
5553 Nevil Pointe	201 - 4th Avenue North	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37219	
(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,

C. Matthew Gardner and wife, Brandy H. Gardner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Joy Stinson, a single preson

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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Brownstone, Section 2, First Revision, of record in Book 9700, Page 943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being same property conveyed to C. Matthew Gardner and wife, Brandy H. Gardner by Warranty Deed from Pulte Homes Tennessee, L. P. dated January 30, 2001 and recorded in Instrument No. 20010131-0009311, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5553 Nevil Pointe, Brentwood, TN 37027
(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 April, 2005.

Davidson County DEEDWARR
Recvd: 04/29/05 15:56 2 pgs
Fees:13.00 Taxes:1017.50
20050429-0048071

C. Matthew Gardner 4-28-05
C. Matthew Gardner

Brandy H. Gardner 4/28/05
Brandy H. Gardner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 28th day of April 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared C. Matthew Gardner and wife, Brandy H. Gardner, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2005.

Commission expires: 9-20-08

Notary Public

