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Davidson County DEEDWARR
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20050915-0111064

File No. 250900279

WARRANTY DEED

STATE OF CALIFORNIA
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-30-09
(AFFIX SEAL)

MY COMMISSION EXPIRES: 05/30/2009

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl E. Stamm	Karl E. Stamm	
(NAME)	(NAME)	
224 Amherst Drive	Same (SH)	MAP/PARCEL 08414011000
(ADDRESS)	(ADDRESS) (SH)	
Nashville, TN 37214	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sara E. Yeaman, a widow, and daughter, Mary Ann Hultine as tenants in common with joint right if survivorship**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karl E. Stamm, and Wife, Katharine A. Stamm**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 76 on the Plan of WALNUT GROVE Subdivision, as of record in Plat Book 2133, Page 87, 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 the same property conveyed to Sara E. Yeaman, a widow, and daughter Mary Ann Hultine, as tenants in common with joint right of survivorship by Quit Claim deed from Sara E. Yeaman of record in Instrument No. 200007260073882, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 224 Amherst Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 September, 2005.

Sara E. Yeaman by Mary Ann Hultine, Attorney in Fact

Sara E. Yeaman

Mary Ann Hultine

Mary Ann Hultine

STATE OF CALIFORNIA

COUNTY OF

STATE OF California
COUNTY OF ORANGE

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Anne Hultine, with whom I am personally appeared, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Book 2133, Page 87, Registers Office for DAVIDSON C, the **Attorney-in-Fact** of Sara E. Yeaman (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the Maker on this 10th day of September, 2005.

My Commission Expires:. 06-04-2006

, Notary Public.

RUSSEL CONN
COMM...1355795
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. June 4, 2006

BCT3 BCT3

File Number: 250900279
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122