WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/05 12:12 2 pgs
Fees:13.00 Taxes:342.25

20050928-0116458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/24/2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Suite 112, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (SM)	MAP-PARCEL NUMBERS
Jim Sheorn	Same as New Owner	83-7-166
(NAME)	(NAME)	
705 Wilsonwood Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 Stacey and wife, Christa Maria Stacy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Sheorn and wife, Melissa Sheorn, 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. 28 on the Map of Rolling Acres No. Two, Section Two, a plat of which is of record in Plat Book 1424, Page 74, Register's Office for Sumner County, Tennessee, to which reference is hereby made for further description of said property.

Being the same property conveyed to James Stacey, by deed of record in Book 8828, Page 691, Register's Office for Davidson County, Tennessee.

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

Christa Maria Stacy joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of James Stacey by Kathleen Stacey as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050928-0116456, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Christa Maria Stacy by Kathleen Stacey as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050928-0116457, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 705 Wilsonwood Place, Nashville, TN 37206

(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 26th day of September, 2005.

_____

*James Stacey by Margaret Kathleen Stacey
James Stacey by Kathleen Stacey, his Attorney in fact
*MARGARET

_____

*Christ Maria Stacey by Margaret Kathleen Stacey
Christa Maria Stacy by Kathleen Stacey, her Attorney in fact
*MARGARET

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of September, 2005, before me personally appeared KK *MARGARET Kathleen Stacey, the person who executed the foregoing instrument on behalf of James Stacey and Christa Maria Stacy and who acknowledged that she executed the same as the free act and deed of the said James Stacey and Christa Maria Stacy, through Power of Attorney granted her by the said James Stacey and Christa Maria Stacy.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September, 2005.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-24-2009
RUTHERFORD COUNTY