File No. 20050200

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/05 15:45 2 pgs
Fees:13.00 Taxes:222.00

20051017-0125245

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. July 19, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Sperlich	New Owner	34-15-26.00
(NAME) 1124 Myatt Boulevard	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, Marty Alan Stone, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Sperlich, 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:

Situated in Davidson County, Tennessee, being Lot No. 9 on the Plan of Rivergate Industrial Park, section 2, as of record in Plat Book 6900, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description of said lot.

Being the same property conveyed to Marty Alan Stone by deed from Carlyle D. Apple, as to a 60% undivided interest, and Charles N. Parker, Trustee for the Marilyn A. Baker Family Trust and as Trustee for the Estate of Marilyn A. Baker, as to a 40% undivided interest, dated July 15, 2004, of record in Instrument No. 20040721-0086891, Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO:

Taxes for the year 2006 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Book 6900, page 239, said Register's Office.

Easement of record in Book 7026, Page 930, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1124 Myatt Boulevard, 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.

File No. 20050200

Witness my hand this 12th day of October, 2005.

Marty Alan Stone

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 12th day of October, 2005.

Commission expires:



Notary Public