File No. 260701596

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-10

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/07/06 13:00 2 pgs
Fees:13.00 Taxes:488.40
20060807-0096481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Miller	Charles C. Miller	Map 054-13-0-043.00
(NAME) 3249 Lakeshore Drive	(NAME) SAME	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, WE, Emma Jane Mathis-Stinson and husband, Henry S. Stinson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles C. Miller, and Wife, Linda B. Miller, HEREINAFTER CALLED THE GRANTEE(S), 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. 6 on the Plan of R.D. STANFORD SUBDIVISION OF Lot 16, Section One, Dobbs and Elliott's Tract, as of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 85 feet on the southerly side of Pitts Avenue and extends back 287 feet on the easterly line and 296 feet on the westerly line to a dead line in the rear and measures 70 feet thereon, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George William Mathis and Wife, Emma Jane Mathis by deed from Dorothy Wright Cameron, A Widow of record in Deed Book 4369, page 78, recorded October 1, 1969, Register's Office for said County.

The said George William Mathis having since died leaving Emma Jane Mathis as sole surviving heir.

The said Emma Jane Mathis having since married is now known as Emma Jane Mathis-Stinson.

Henry S. Stinson joins in this conveyance to convey any and all rights he may have in this property.

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 3249 Lakeshore Drive, Old Hickory, TN 37138
(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), 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), 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 hands this 31st day of July, 2006.

Emma Jane Mathis-Stinson
Emma Jane Mathis-Stinson

Henry S. Stinson
Henry S. Stinson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Emma Jane Mathis-Stinson and husband, Henry S. Stinson, with whom I am personally acquainted, or 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 Mt. Juliet, Tennessee, this 31st Day of July, 2006.

My Commission Expires: 5.24.10

Jennifer Marlin
Notary Public

JENNIFER MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260701596

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