12 STARW TN

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

File No. 260700853

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/06 11:07 2 pgs
Fees:13.00 Taxes:368.15
20060914-0114030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-18-09

(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title – MidAmerican Commercial
1187 Vultee Blvd.
Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arcadia Hernandez	Homecomings Financial Network	MAP 150-7
(NAME) 3237 Anderson Road	(NAME) PO Box 100585	PARCEL 242
(ADDRESS) Antioch, TN 37013	(ADDRESS) Florence, SC 29501-0585	
(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, I, **Stephanie M. Maxwell, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arcadia Hernandez**, 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:

LAND in Davidson County, Tennessee, being Lot No. 8A, Zone Lot Division, Lot 8, LAKESHORE WOODS, Section One, as of record in Rook 6250, page 207 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William R. Joor and wife, Stephanie M. Joor by Warranty Deed dated March 13, 1987 from David A. LeFeve and wife, Angela H. Hackett (now known as Angela M. LaFeve) of record in Book 7176, Page 508, Register's Office for Davidson County, Tennessee. The said William R. Joor and Stephanie M. Joor having since divorced and said property being fully divested from William R. Joor to Stephanie M. Joor by that Final Order of Divorce, Docket No. 87-D2321 and recorded in Book 7427, Page 839, Register's Office for Davidson County, Tennessee. The said Stephanie M. Joor now being known as Stephanie M. Maxwell, an unmarried person.

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

Subject to all matters as set forth per Plat Book 6250 and Page 207 and Restrictive Covenants of record in Book 6063, Page 351 and Book 6112, Page 546, Register's Office of said County.

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 3237 Anderson Road, Antioch, TN 37013
(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), 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), 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 11th day of September, 2006.

Stephanie M. Maxwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stephanie M. Maxwell, 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 at Nashville, Tennessee, this 11th day of September, 2006.

My Commission Expires: 4/12/08

Megan Areagb
Notary Public

Megan Areagb
State of Tennessee Notary Public
County of Sumner

File Number: 260700853

RETURN TO:

Cumberland Title – MidAmerican Commercial
216 Centerview Drive, Suite 139
Brentwood, TN 37027