WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/06 12:00 2 pgs
Fees:13.00 Taxes:308.95

20061023-0131090

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

$ 83,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 2006

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN EXPIRES 03/03/2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald H. Stoddard	SAME	**15-2 188.00**
(NAME) **3138 Justin Towne Court**	(NAME)	
(ADDRESS) **Antioch,TN 37013**	(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, **Donna Renae Hall,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald H. Stoddard** & wife, Tina A. Stoddard HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20A ON THE ZON E LOT DIVISION OF LOTS 15, 1 7, AND 20, JUSTIN TOWNE RESUBDIVISION OF LOTS 13 THROUGH 26, SECTION II, AS OF RECORD IN BOOK 5200, PAGE 619 AMENDING BOOK 5200, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY SOUTH WEST CORNER OF THE WESTERLY HALF OF LOT 20; THENCE LEAVING SAID RIGHT OF WAY NORTH 27 DEGREES 20'23" WEST 227.55 FEET TO A POINT; THENCE SOUTH 83 DEGREES 43'54" EAST 79.49 FEET TO A POINT; THENCE SOUTH 16 DEGREES 37'37" EAST 95.41 FEET TO A POINT; THENCE SOUTH 6 DEGREES 18'09" EAST 43.88 FEET TO A POINT; THENCE SOUTH 11 DEGREES 08'55" EAST 55.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF JUSTIN TOWNE COURT; THENCE WITH SAID MARGIN ALONG A CURVE 17.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,770 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DONNA RENAE HALL BY CASH DEED FOR TENNESSEE FROM HEN RY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 5TH DAY OF JUNE, 1995 IN DEED BOOK 9690, PAGE 422, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3138 Justin Towne Court, 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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **October, 2006.**

Donna Renae Hall
Donna Renae Hall

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Donna Renae Hall**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 10/19/2006.

NOTARY

MY COMMISSION EXPIRES:

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007