Return to:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010

(AFFIX SEAL)

MATTHEW CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MATTHEW CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Stahnke	New Owner	136-5A-26
(NAME)	(NAME)	
2968 Harbor Lights Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Erica Lachelle Parks, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Stahnke and Jaime D. Stahnke, husband and wife, 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. 26, on the Plan of Bayview Estates, Phase I, as shown on plat of record in Plat Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Erica Lachelle Parks, by Quitclaim Deed dated January 19, 2005, from Martin Graham Coffeen, of record in Instrument No 20050125-0008845, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Erica L. Parks, married, from Federal National Mortgage Association aka Fannie Mae, by Special Warranty Deed dated July 23, 2003, and recorded August 7, 2003, at Instrument No. 20030807-112501, Register's Office for Davidson County.

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

unimproved ☐

This is improved ☒ property, known as 2968 Harbor Lights Drive, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 02/01/07 15:18 2 pgs
Fees:13.00 Taxes:629.00

20070201-0013524

Witness my hand this 24th day of January, 2007.

Erica S. Parks

Erica Lachelle Parks

STATE OF ~~TENNESSEE~~ NJ

COUNTY OF ~~DAVIDSON~~ Burlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica Lachelle Parks, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Maple Shade, New Jersey this 24th day of January, 2007.

Commission expires: ~~November 14, 2009~~ 11/15/10

Marnee S. Cinelli

Notary Public

MARNEE S CINELLI
Notary Public
State of New Jersey
My Commission Expires Nov 15, 2010

