WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: February 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/01/07 14:28 2 pgs
Fees:13.00 Taxes:518.00
20070801-0091498

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara M. Wilhelm	Countrywide Home Loans, Inc.	83-13-489
(NAME)	(NAME)	
1607 Shelby Avenue	801 Crescent Center Drive #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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, Teresa Sue Stamps, as Executrix and individually, James Allen Rhea, individually, Ernest Richard Rhea, individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara M. Wilhelm, unmarried and Daniel Zumwalt, unmarried., 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:

Being Lot No. 112 on the Plan of the Edgefield Land Company's 1st Subdivision, as of record in Book 57, Page 130, said Register's Office. Said Lot No. 112 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Virginia Rhea, by deed of record in Book 9580, Page 944, Register's Office for Davidson County, Tennessee. The said Mary Virginia Rhea having since died testate and by Will of record in Docket No. 07P1150, Probate Court of Davidson County, Tennessee, property was devised to Teresa Sue Stamps, Executrix per the terms of the aforesaid Will and granted the Executrix full power to convey as set out by Item V, Section C.

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

Teresa Sue Stamps, James Allen Rhea, and Ernest Richard Rhea, children of the deceased, join in this instrument to convey any interest they may have.

unimproved ☐

This is improved ☒ property, known as 1607 Shelby Ave., Nashville, TN 37206

(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.

Witness our hands this 26th day of July, 2007.

Teresa Sue Stamps, Executrix

Teresa Sue Stamps, Individually

James Allen Rhea

Ernest Richard Rhea

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Sue Stamps, James Allen Rhea, and Ernest Richard Rhea, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2007.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 26th day of July, 2007, before me, personally appeared Teresa Sue Stamps as Executrix of the Estate of Mary Virginia Rhea, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2007.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public