Davidson County DEEDWARR
Recvd: 06/04/08 13:42 2 pgs
Fees:13.00 Taxes:432.90

20080604-0057241

File No. 80415

WARRANTY DEED

PREPARED BY AND/OR RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008

Notary Public

MY COMMISSION EXPIRES: 2-22-12

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase M. Moore	Bank of America, N. A.	026-06-0/057.00
(NAME)	(NAME)	
104 Cheshire Court	9000 Southside Blvd., Bdg 700	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jon Matthew Stamper and Megan P. Stamper, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chase M. Moore, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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. 28 on the Plan of the resubdivision of Lots 27 through 48 of Windsor Green, Phase I, Section II, of record in Plat Book 6200, Page 233, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jon M. Stamper, an unmarried man, by deed from Joyce Aileen Ross, an unmarried woman, dated June 25, 2003 and recorded on July 8, 2003 in Instrument No. 20030708-0093557, Register's Office, Davidson County, Tennessee.

Megan P. Stamper herein joins to convey any and all rights and interest she may have; especially her marital rights.

Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 929, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 104 Cheshire Court, Goodlettsville, TN 37072

(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.

File No. 80415
Witness my hand this 30th day of May, 2008.

Jon Matthew Stamper

Megan P. Stamper

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon Matthew Stamper and Megan P. Stamper, husband and wife, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 30th day of May, 2008.

Commission expires: 2-28-12

SUMNER COUNTY, TENNESSEE
JANET L. ADAMS
NOTARY PUBLIC AT LARGE

Notary Public