Davidson County DEEDWARR
Recvd: 09/18/08 11:00 2 pg
Fees:13.00 Taxes:314.50

20080918-0095311

WARRANTY DEED

P-08-5515

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JUDY MAYO NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOV. 22, 2011

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Prass	New Owner	
5515 Country Drive, Apt. 23	(NAME)	162-05-0C-023.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROSE MARY STEGALL AND WIFE, WILLIAM T. STEGALL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD L. PRASS, a married man hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 23 of Hickory Valley Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Page 27, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rose Mary Stegall and William T. Stegall, wife and husband by Warranty Deed from Anna Michelle Bolstad, unmarried of record in Instrument No. 20040803-0093018, in the Register's Office for Davidson County, Tennessee, dated June 30, 2004

Said property has never been the principle residence of the spouse of Rose Mary Stegall.

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

unimproved ( )
This is improved (X) property, known as 5515 Country Drive, Apt. 23, Nashville, Tennessee 37211
(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 my/our hand(s) this 3rd day of April, 2008.

Rosemary Stegall

Rose Mary Stegall

William T. Stegall By Rosemary Stegall as atty in fact.

William T. Stegall by Rose Mary Stegall as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Mary Stegall the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that sheexecuted the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2008.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of April, 2008, before me personally appeared Rose Mary Stegall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William T. Stegall, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded ~~simultaneously~~ herewith in the Register's Office of Davidson County, Tennessee.

8/3/04, Instr# 20040803-0093017

Witness my hand and official seal this 3rd day of April, 2008.

Notary Public

My Commission Expires: 5/24/2008

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800