Davidson County DEEDWARR
Recvd: 11/07/08 10:14 2 pgs
Fees:13.00 Taxes:262.70

20081107-0110857

# WARRANTY DEED

BEN A. MERRILL
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: June 19, 2012.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Ben A. Merrill, Integrity Title Services, LLC, 2146 Decherd Blvd, Decherd, TN 37324

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew Robert Gillen | Matthew Robert Gillen | 43.13-O-331.00 |
| (NAME) 333 Hickory St. | (NAME) ~~333~~ Hickory St. ~~120 Tanasi Shores~~ MG | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Madison ~~Gallatin~~, TN 37115 ~~37066~~ MG | |
| (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, **Thomas A. Stueck and wife, Gennifer D. Stueck and Judith A. Weick an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Robert Gillen**, 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. 19 on the Plan of Crittenden Estates, Block "B", of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Thomas A. Stueck and wife, Gennifer D. Stueck and Judith A. Weick, unmarried by deed form Judy G. Martin, Devisee under the Last Will and Testament of Donald Landon Ellis, deceased, dated September 4, 2001 of record at instrument number 20010911-0098626, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 333 Hickory St., Madison, TN 37115

(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 5th day of November, 2008.

Judith A. Weick

Thomas A. Stueck

Gennifer D. Stueck

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County, the within named Thomas A. Stueck, and wife Gennifer D. Stueck and Judith A. Weick, an unmarried person, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2008.

Commission expires: June 19, 2012

BEN A. MERRILL
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

Ben A. Merrill Notary Public