Davidson County DEEDWARR
Recvd: 11/07/08 10:26 2 pgs
Fees:13.00 Taxes:425.50

20081107-0110864

SPECIAL WARRANTY DEED

BEN A. MERRILL
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF Tennessee
COUNTY OF Franklin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

B.J.M.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2008.

Ben A. Merrill

Notary Public

MY COMMISSION EXPIRES: 6/19/12

(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
Thomas A. Stueck (NAME)	Thomas A. Stueck (NAME)	65.05-O-57.00
4901 Teton Dr. (ADDRESS)	2253 Montbemer CV (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Mount Juliet TN 37122 (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, **Citizens Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas A. Stueck and Josh Boyd**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN FRANKLIN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 512, SECTION SIX, SHERWOOD FOREST, as shown on plat of record in PLAT BOOK 4955, Page 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Successor Trustee's Deed from J. Timothy Street, Successor Trustee to Citizen Bank as recorded on January 24, 2008, in instrument number 20080124-0007610, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4901 Teton Dr., Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CB

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 hand this 21st day of October, 2008.

Citizens Bank

By: Janine Thomas
Collection MANAGER

State of Tennessee

County of Claiborne

Before me, the undersigned, a Notary Public in and for the above State and County, personally appeared, Janine Thomas, with whom I personally acquainted, and who, upon oath, acknowledged themselves to be Collection Manager of CITIZENS BANK, a corporation, the within bargainor, and that they, as such officials, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation and attesting the same by themselves as such officials.

Witness my hand and official seal at New Tazewell, Tennessee, on this 21st day of October, 2008.

Commission expires: Nov. 22, 2008

Brenda Galkiewicz
Notary Public

