Davidson County DEEDWARR
Recvd: 12/23/08 13:20 2 pgs
Fees:13.00 Taxes:1221.00

20081223-0122406

WARRANTY DEED

Record & Return to:
Foundation Title & Escrow LLC
100 Bluegrass Commons Blvd
Ste. 2110
Hendersonville TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00
Tabatha Daniels
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF DECEMBER, 2008.
Kelly A. Callaghan
Notary Public
MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Willoughby, Co-Trustee of The Willoughby Revocable Living Trust dated 11/04/99	New Owner	129-06-41
(NAME) 6628 Clearbrook Drive	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, Robert E. Stader and Diane G. Stader, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, John Willoughby and Barbara A. Willoughby as Co-Trustee's of the Willoughby Revocable LivingTrust dated 11/04/1999, 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:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 115 ON THE PLAN OF WEST MEADE PARK, INC., SECTION 1, OF RECORD IN BOOK 2900 PAGES 103 AND 104, REGISTER'S OFFICE FOR SAID COUNTY, TN. SAID LOT FRONTS 116.0 FEET ON THE SOUTHERLY SIDE OF CLEARBROOK DRIVE AND EXTENDS BACK 292.0 FEET ON THE NORTHWESTERLY LINE AND 304.7 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 185.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JO ANN FINE, UNMARRIED TO ROBERT E. STADER AND WIFE DIANE G. STADER AS RECORDED ON THE 3RD DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051003-0118542; QUIT CLAIM DEED FROM FRED M. FINE TO FRED M. FINE AND JO ANN FINE, HUSBAND AND WIFE AS RECORDED ON THE 22ND DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20011022-0114712; QUITCLAIM DEED FROM JO ANN FINE TO FRED M. FINE AS RECORDED ON THE 10TH DAY OF SEPTEMBER, 1998 IN BOOK 11107, PAGE 732 AND WARRANTY DEED FROM L. ROY KAVANAUGH, SR. AND WIFE, MARGARET G. KAVANAUGH TO FRED M. FINE AND WIFE, JO ANN FINE AS RECORDED ON THE 11TH DAY OF OCTOBER, 1963 IN BOOK 3642, PAGE 155, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 6628 Clearbrook Drive, Nashville, TN 37205 unimproved

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, has 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 Granteés, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the pluarl, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of December, 2008.

Robert E. Stader

Diane G. Stader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Robert E. Stader and Diane G. Stader, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON