WARRANTY DEED

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan A. Rearick	New Owner	15000010900
(NAME)	(NAME)	
3190 Hamilton Church Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, Tammy Stallings, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan A. Rearick, a single man and Trina Schoenfelder, a single woman, 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, Tennessee, beginning in the center of Hamilton Church Road at the Southwest Corner of the property conveyed to James E. Simmons and wife, by Deed from Henry Thomas Chilton and wife, of record in Book 1726, Page 495, Register's Office of Davidson County, Tennessee; thence with the center of said road N. 84° 50'W, 100 feet to the Southeast corner of the Palmer property; thence N. 5° 40'E, 248 feet to a stake at the Southwest Corner of The Annie Carter property; thence with Carter's Southerly line, S. 85° 40'E, 100 feet, more or less, to a point; thence S 5° 40'W, 250 feet, more or less, to the beginning.

Being the same property conveyed to Tammy Stallings, by Special Warranty Deed dated October 12, 2005 from JPMorgan Chase Bank, as Trustee of record in Instrument No. 20051014-0124017, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/05/09 10:54 2 pgs
Fees:13.00 Taxes:499.50
20090205-0009999

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

unimproved ☒

This is improved ☐ property, known as 3190 Hamilton Church Road, Antioch, TN 37013

(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 hand this 29th day of January, 2008.

Tammy Stallings

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Stallings, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of January, 2009.

Commission expires: November 14, 2009

Tabitha N. Calhoun

Tabitha N. Calhoun Notary Public

RECORD & RETURN TO:
VICTORY TITLE & ESCROW
695 President Place, Suite 203
Smyrna, TN 37167
File # VT0818005 61