Davidson County DEEDWARR
Recvd: 02/24/09 14:49 2 pgs
Fees:13.00 Taxes:236.80

20090224-0016256

WARRANTY DEED

BENA 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 $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

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
Thomas A. Stueck	Thomas A. Stueck	142.10-0C-14.00-C0
(NAME)	(NAME)	
7216 Sheffield Rd.	2253 Monthemer Cv	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Hermitage TN 37076	
(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, **Beverly S. McElvain, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas A. Stueck and Judith Valentine**, 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 unit No. 7216 of Sheffield Square Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7142, Page 232, as amended in Book 7160, Page 232, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set fourth in Exhibit A-1 of said Master Deed, Reference is hereby made to the Plat of Sheffield Square Condominium shown as Exhibit A-2 to said Master Deed of record in Book 7142, Page 73, as amended in Book 7160, Page 232, said Register's Office, for a more complete description and identification of said Unit. Reference is also hereby made to the Plat of resubdivision of Lots 7 and 8, Second Revision, Sheffield Square, of record in Book 5190, Page 375, said Register's Office.

Being the same property conveyed to Beverley S. McElvain by deed of record in Deed Book 10471, page 80, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed and By-laws, of record in Book 7142, Page 73 amended by Book 7160, Page 232, said Register's Office.

Description copied from previous deed no new survey was performed.

unimproved ☐

This is improved ☒ property, known as 7216 Sheffield Rd., Nashville, TN 37221

(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 30th day of January, 2009.

Beverly S. McElvain

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before the undersigned Notary Public in and for said State and County, the within named Beverly S. McElvain, 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 30th day of January, 2009.

Commission expires: June 19, 2012

Ben A. Merrill Notary Public

BEN A. MERRILL
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY