WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/09 08:29 2 pgs
Fees:13.00 Taxes:1082.25
20090305-0019521

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Breeding	New Owner	
(NAME)	(NAME)	146-11-108
5046 Stillwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **BRIAN C. WALLER AND WIFE, LANA D. WALLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEWART BREEDING, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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, being Lot No. 171 on the Revised Plan of Crieve Hall Estates, Section 1, as of record in Book 1835, pages 122, 123, and 124, Register's Office for said County.

Said Lot No. 171 fronts 100 feet on the easterly side of Stillwood Drive and runs back 256.7 feet on the northerly line and 220 feet on the southerly line to a dead line measuring 92.5 feet thereon.

Being the same property conveyed to Brian C. Waller and wife, Lana D. Waller by deed from Matthew T. Harris and wife, Mary Paula Harris, of record in Book 8347, Page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes and (b) all matters appearing on the plan of record in Book 1835, pages 122-124, said plan being amended in Book 6050, page 164, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5046 Stillwood Drive, Nashville, TN 37220

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 27th day of February, 2009.

Brian C. Waller

Lana D. Waller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2009.

John Gregory Hardeman Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212