BILL GARRETT, Davidson County
Trans:T20090021154 DEEDWARR
Recvd: 03/31/09 15:12 2 pgs
Fees:13.00 Taxes:869.50

20090331-0028977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

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

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 6/24/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Stovall	SunTrust Mortgage	**116-15-A-345CO**
(NAME)	(NAME)	
8491 Beautiful Valley Drive	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(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, **John B. Agan, and Melissa D. Agan, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Stovall, and Anne Stovall**, 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: **and wife,

BEING Lot No. 39, on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument No. 20040806-0094780, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to John B. Agan and Melissa D. Agan husband and wife by deed dated March 30, 2005 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050330 -0034555, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **8491 Beautiful Valley Drive, 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 our hands this **27th day of March, 2009**.

John B. Agan

Melissa D. Agan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **John B. Agan, and Melissa D. Agan, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein containe d, and that they executed the same as their free act and deed.

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

Commission expires: May 23, 2009

I. Dyke Tatum — Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009