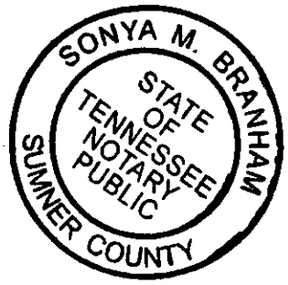
File No. 290800371

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~October 18, 2011~~ 10-18-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard C. Titzel	Platinum Mortgage	061-11-0-207.00
(NAME)	(NAME)	
1115 Riverwood Drive	103 Spenryn Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Madison, AL 35758	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Timothy C. Stone, an unmarried man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Howard C. Titzel, an unmarried man**, hereinafter called the grantee(s), 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 the westerly 60.0 feet of Lot No. 114, on the Map of Eastdale Place, of record in Plat Book 547, Pages 29-30, Register's Office for Davidson County, Tennessee. Said property fronts 60 feet on the northerly margin of Riverwood Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Timothy C. Stone, single by deed from Bruce D. Nimmo of record in Instrument 20010314-0024220 on 12/29/2000 and filed for record on 03/14/2001, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy C. Stone, single by deed from Bruce D. Nimmo of record in Instrument 20010314-0024220 on 12/29/2000 and filed for record on 03/14/2001, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Timothy C. Stone, an unmarried person, by Quitclaim Deed from H. Bailey Stone and Maria Stone, as of record in Instrument No. 20091002-0091544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 547, Page 29-30, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1115 Riverwood Drive, Nashville, TN 37216
(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20090067085 DEEDWARR
Recvd: 10/02/09 10:14 2 pgs
Fees:13.00 Taxes:978.65



20091002-0091545

Witness my/our hands this 25th day of September, 2009.

Timothy C. Stone

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Timothy C. Stone the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of September, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie Notary Public

File Number: 290800371

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075