WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **October, 2009**

Notary Public

MY COMMISSION EXPIRES: 7-2470

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Stager		
(NAME)	(NAME)	
1210 Argle Avenue	New Owner	51-12-65.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Joe Methany**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Stager and Ashley Smiley**, 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 Lot No. 52 on the Map of Morningside Heights, Section 1, of record in Book 1130, Page 76 for Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bessie F. Overbey, by Quitclaim Deed from Terry E. McNabb, Trustee and Grover C. Overbey and wife, Bessie F. Overbey dated January 26, 1981 and recorded in Book 5703, Page 624 in Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Grover C. Overbey and wife Bessie F. Overbey, by Warranty Deed from Roy K. Bilbrey and wife Cora Sue Bilbrey dated September 14, 1978 and recorded in Book 5338, Page 742 in Register's Office for Davidson County, Tennessee.
**Bessie F. Overbey having since deceased on 7/14/08. See Will of record in Probate Dockett No. 08P-1330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved x property, known as 1210 Argle Avenue, Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20090074936 DEEDWARR
Recvd: 11/03/09 13:21 2 pgs
Fees:13.00 Taxes:388.50



20091103-0101488

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, has 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 **30th** day of **October, 2009**

Estate of Bessie F. Overbey
by: Joe Methany , Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe Matheny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor, and is authorized to execute the instrument on behalf of The Estate of Bessie F. Overbey, the within named bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as Executor.

Witness my hand and seal this 30th day of October, 2009.

CHRIS CANTRELL
STATE OF TENNESSEE
Notary Public
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

My Commission Expires: _____

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