WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-21-2013
(AFFIX SEAL)

BOX 13
15511

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Anne Wilburn	New Owner	120-9-20
(NAME)	(NAME)	
601 McDonald Court		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Herb Stone A.K.A. Herbert V. Stone, Jr. and Sherrie Solomon A.K.A Sherrie Stone Solomon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Anne Wilburn, 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:

Said Lot No. 402 begins at a point in the northeasterly margin of McDonald Court between Lots 402 and 403 and extends thence northwesterly 170.0 feet to a point, the common corner of Lots 401, 402 403; thence with the line between Lots 402 and 401; northeasterly 130.0 feet to a point in the southwesterly margin of McDonald Drive; thence with said margin of McDonald Drive easterly 110.6 feet to a point, the beginning of a curve with a radius of 26.5 feet; thence around said curve southerly 37.5 feet to appoint in the westerly margin of McDonald Court; thence with said margin of McDonald Court southerly 164.5 feet to the point of beginning.

Being the same property conveyed to Herbert V. Stone (a.k.a. Herbert Virgil Stone) and wife, Maxine M. Stone, (a.k.a. Dorothy Maxine Stone) by deed of record in Book 3164, Page 499, Register's Office for Davidson County, Tennessee. Herbert V. Stone having predeceased Maxine M. Stone. Maxine M. Stone died intestate leaving as sole heirs at law her two children, Herb Stone (a.k.a. Herbert V. Stone, Jr.) and Sherrie Solomon (a.k.a. Sherrie Stone Solomon) reference Affidavit of Heirship in Instrument No. 20091217-0114865, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 601 McDonald Court, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20090084966 DEEDWARR
Recvd: 12/17/09 10:38 2 pgs
Fees:13.00 Taxes:492.10
20091217-0114866

Witness our hands this 14th day of December, 2009.

Herb Stone

Herb Stone

Sherrie Solomon

Sherrie Solomon

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 Herb Stone and Sherrie Solomon 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 pupose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2009.

Commission expires:

1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public