BILL GARRETT, Davidson County
Trans:T20100002424 DEEDWARR
Recvd: 01/13/10 10:54 4 pgs
Fees:23.00 Taxes:299.70
20100113-0003146

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$81,000.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2009.

Notary Public

My commission expires: 1/7/2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tonya L. Scruggs	**CTX Mortgage Company**	**Map 033, Group 16-0, Parcel 051.00**
128-130 Slayton Court	**P.O. box 199114**	
Madison, TN 37115	**Dallas, TX 75219**	

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 ACKNOWLEDGE, WE,

Keith Kaumeyer and wife, Kelly C. Kaumeyer, as to a one-half (1/2) undivided interest and Robert G. Stacey and wife, Dena M Stacey, as to a one-half (1/2) undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tonya L. Scruggs, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 18, Primrose Meadows, Section 1, of record in Plat Book 4675, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Keith A. Kaumeyer and wife, Kelly C. Kaumeyer, by Warranty Deed, from Jerry L. McCloud, married, of record in Instrument No. 20050720-0084603, Dated July 12, 2005. Keith A. Kaumeyer and wife, Kelly C. Kaumeyer conveyed their interest in said property to Keith A. Kaumeyer and wife, Kelly C. Kaumeyer as to a one-half undivided interest and to Robert G. Stacey and wife, Dena M. Stacey as to a one-half undivided interest, of record in Instrument No. 20051206-0146670, Dated November 28, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, page 18, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 4737, page 801 and Book 5039, page 484, Register's Office for DAVIDSON County, Tennessee. Sewer Easement to Metro of record in Book 5116, page 352, Register's Office for DAVIDSON County, Tennessee. TVA Easement as shown on Plat of record in Book 5210, page 375, Register's Office for DAVIDSON County, Tennessee. Memorandum of Option of record in Instrument No. 20090504-0040220, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 128-130 Slayton Court, Madison, TN 37115.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 18th day of December, 2009.

Keith Kaumeyer by: A. Scott Hubbard Attorney in fact
Keith Kaumeyer by: A. Scott Hubbard, Attorney in Fact *

Kelly C. Kaumeyer by: A. Scott Hubbard Attorney in fact
Kelly C. Kaumeyer by: A. Scott Hubbard, Attorney in Fact *

- Pursuant to Power of Attorney of record in Instrument No. 20091112-0104431, Register's Office for Davidson County Tennessee.

~~Robert G. Stacey by: A. Scott Hubbard Attorney in fact~~
~~Robert G. Stacey, by: A. Scott Hubbard, Attorney in Fact *~~

~~Dena M. Stacey by: A. Scott Hubbard Attorney in fact~~
~~Dena M Stacey, by: A. Scott Hubbard, Attorney in Fact *~~

~~• Pursuant to Power of Attorney of record in Instrument No. 20091023-0098318, Register's Office for Davidson County, Tennessee.~~

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Keith A. Kaumeyer, Kelly C. Kaumeyer, ~~Robert G. Stacey, and Dena M. Stacey~~ for the purposes therein contained, and who further proved to me that he is their **Attorney in Fact** and is authorized to execute this instrument on their behalf.

This the 18th day of December, 2009.

My Commission Expires: 9/23/13

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **09903-CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Witness my/our hand(s) this 18th day of December, 2009.

12-22-09

Robert G. Stacey

12/22/09

Dena M Stacey

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, Robert G. Stacey and Dena M Stacey, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2009.

PLEASE SEE ATTACHED CALIFORNIA

☐ JURAT

☒ ACKNOWLEDGEMENT

_____

Notary Public

My Commission Expires:_____

File #: **09903-CD**

RECORD & RETURN TO:

McCann, Hubbard & Solomon

1804 Williamson Court, Suite 201

Brentwood, TN 37027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN DIEGO

On 12/22/2009 (Date) before me, JENNIFER LYNDON, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared Robert G. Stacey and Dena M. Stacey (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer Lyndon (Signature of Notary Public)

JENNIFER LYNDON
Commission # 1866902
Notary Public - California
San Diego County
My Comm. Expires Oct 2, 2013

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: December 22, 2009 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: N/A

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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