return to Overland Title

MAIL=Overland

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047901 DEEDWARR
Recvd: 08/04/10 09:41 2 pgs
Fees:12.00 Taxes:0.00
20100804-0061230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Amy Adams Gowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF JULY, 2010.

Christine L. Linklund
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE L. LINKLUND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Todd Padgett	New owner	
(NAME)	(NAME)	
2738 Rock Wall Road		mp 6F-B-6 Williamson
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		mp 156080A00800 Davidson
(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, **J. C. STINSON AND WIFE, SHERRY STINSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY TODD PADGETT, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON AND DAVIDSON COUNTIES, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of parcel of land situated partially in Davidson County, Tennessee and partially in Williamson County, Tennessee, (assessed solely in Williamson County, Tennessee) being Lot No. 208 on the Plan of Horseshoe Bend Subdivision, Phase II-B, of record in Plat Book 6200, page 918, Register's Office for Davidson County, Tennessee and Plat Book 13, page 90, Register's Office for Williamson County, Tennessee, to which plat references are hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to J.C. Stinson and wife, Sherry Stinson, by deed from Joseph Donovan, II and wife, Kathleen Donovan, dated September 18, 2001, of record as Book 2285, page 778, Register's Office for Williamson County, Tennessee and in Instrument No. 20010924-0103188, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2738 Rock Wall Road, 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.

BK/PG:5105/244-245
10024983

DEED	
07/29/2010	09:41 AM
BATCH	184294
MTG TAX	0.00
TRN TAX	2349.50
REC FEE	10.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	2362.50

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

Witness our hands this 18th day of July, 2010.

J. C. Stinson

Sherry Stinson

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 J. C. Stinson and Sherry Stinson, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2010.

Amy Adams Gowan
Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22. 2010