BILL GARRETT, Davidson County
Trans:T20110023883 DEEDWARR
Recvd: 04/25/11 10:33 2 pgs
Fees:13.00 Taxes:647.13
20110425-0031223

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-11400101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00 ($174,900.00)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21ST DAY of APRIL, 2011

Notary Public

MY COMMISSION EXPIRES: 4-23-14

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TUBB	PrimeLending	**073-01-0-276.00**
2012 OLGA AVENUE	18111 Preston Rd, #900	**073-01-0-043.00**
NASHVILLE, TN 37216	Dallas, TX 75252	**073-01-0-042.00**

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, WE,

JOHN G. STOECKER, III AND WIFE CATHY STOECKER

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

ANDREW D. TUBB

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, described as follows, to-wit:

TRACT I: Being Lot Number 6 and the westerly 46.0 feet of Lot 12, Country Club Estates, Block "H", a subdivision, the plat of which is of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

TRACT II: Being the north one-half (1/2) of Lot Number 7 of Country Club Estates, Block "H", a subdivision, the plat of which is of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

SAID north one-half (1/2) of Lot Number 7 fronts 50.0 feet on the east side of Olga Avenue and runs back between parallel lines 130.0 feet to a dead line.

BEING the same property conveyed to John G. Stoecker, III and wife, Cathy R. Stoecker by Warranty Deed from Rita A. Fie, unmarried, dated 7/25/91 and recorded 7/30/91 in Book 8408, Page 293, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **2012 OLGA AVENUE, NASHVILLE, TN 37216**
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.

Witness our hands this 21ST DAY of APRIL, 2011.

JOHN G. STOECKER, III

CATHY STOECKER

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 JOHN G. STOECKER, III AND WIFE CATHY STOECKER the bargainor(s) with whom I am personally acquainted or proved to me 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 and official seal at Nashville, Tennessee, this 21ST DAY of APRIL, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014