WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110048385 DEEDWARR
Recvd: 08/08/11 13:09 2 pgs
Fees:13.00 Taxes:523.37
20110808-0060863

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,450.00

Julia F. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2011.

Julia Groom
Notary Public

MY COMMISSION EXPIRES: 11·5·2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia F. Tidwell	Julia F. Tidwell	064160D21900CO
(NAME)	(NAME)	
1009 Williams Way	1009 Williams Way	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Stumbaugh Jr. and Elizabeth Stumbaugh, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Julia F. Tidwell, married**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 131, on the Plan of Section Four, Truxton Park, as shown by plat appearing of record in Instrument No. 20020528-0064435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James Stumbaugh Jr. and Elizabeth Stumbaugh, husband and wife by Warranty Deed dated 02/25/2003 of record in Instrument No. 20030228-0027115, Register's Office for Davidson County, Tennessee.

The Plan of record in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020506-0055597 and re-recorded in Instrument No. 20020718-0086907, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2900 Summer Hollow Court, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 4th day of August, 2011.

James Stumbaugh Jr.

Elizabeth Stumbaugh

State of Tennessee
County of Wilson

Personally appeared before me James Stumbaugh Jr. and Elizabeth Stumbaugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2011.

Notary Public
My Commission Expires: 11·5·2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122