WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130031777 DEEDWARR
Recvd: 04/18/13 09:47 2 pgs
Fees:13.00 Taxes:421.80
20130418-0038523

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-2-13

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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 Ann Keppel	Regions Bank dba Regions Mortgage	07509003000
(NAME)	(NAME)	
3932 Plantation Drive	2050 Parkway Office Circle, RCN-6 Mail Code BH-4651	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1135	Birmingham, AL 35244	
(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, **Katherine Ann Stafford**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Julia Ann Keppel, an unmarried person**, 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 Lot No. 119 on the Plan of Hermitage Hills, of record in Plat Book 2900, Pages 48 and 49, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Yvonne T. Whittle by Deed from Arvis E. Whittle, dated 05/23/1989 and filed for record on 05/30/1989 in Book 7852, Page 180, Register's Office for Davidson County, Tennessee. The said Yvonne T. Whittle died testate on 6/17/2010 devising subject property to Katherine Ann Stafford as evidenced by the Last Will and Testament of Yvonne T. Whittle filed in Docket No 10P180, in the Probate Court Clerk's Office for Wilson County. Being further conveyed to Katherine Ann Stafford by Deed from Katherine Ann Stafford, Executrix of the Estate of Yvonne M. Whittle, deceased, dated 01/07/2011 and filed for record on 02/02/2011 in Instrument 201102020009494, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2900, Page 48, Plat Book 2900, Page 49, said Register's Office.

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 3932 Plantation Drive, Hermitage, TN 37076-1135
(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

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 my hand this 16th day of April, 2013.

Katherine Ann Stafford

Katherine Ann Stafford

State of Tennessee
County of Wilson

Personally appeared before me Katherine Ann Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of April, 2013.

Notary Public
My Commission Expires: 9-2-13

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

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON