WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130053239 DEEDWARR
Recvd: 06/24/13 13:33 2 pgs
Fees:13.00 Taxes:592.00

20130624-0064673

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Wanda Roh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2013.

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: 5/3/16

(AFFIX SEAL)

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
Wanda Roh	Wanda Roh	08511002800
(NAME)	(NAME)	
3001 Stafford Drive	3001 Stafford Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214-2213	
(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, **Christopher T. Halbrooks and Teresa Whitney Halbrooks**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wanda Roh and Barbara J. Goethe**, 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. 16 on the Plan of Stanford Country Club Estates, Section Three, as of record in Plat Book 2900, Page 67, 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 Barry T. Gresham, unmarried by Deed from Maura B. Mandyck and husband, Nathan L. Montague, dated 06/29/2007 and filed for record on 07/09/2007 in Instrument 200707090081572, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher T. Halbrooks and Teresa A. Whitney by Deed from Barry T. Gresham and wife, Mary Gresham, dated 08/19/2011 and filed for record on 08/24/2011 in Instrument 201108240065409, Register's Office for Davidson County, Tennessee. Teresa A. Whitney having since married Christopher T. Halbrooks and is now known as Teresa Whitney Halbrooks

This conveyance is subject to (1) All matters as set forth per Plat Book 2900, Page 67; (2) Restrictions of record in Book 3026, Page 310; (3) Restrictive Covenant for Detached Structure of record in Instrument 201109020068198, 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 3001 Stafford Drive, Nashville, TN 37214-2213
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-15503
SMG TN Warranty Deed

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 19 day of June, 2013.

Christopher T. Halbrooks

Teresa Whitney Halbrooks

State of TEXAS
County of

Personally appeared before me Christopher T. Halbrooks and Teresa Whitney Halbrooks, 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 19 day of June, 2013.

Notary Public
My Commission Expires: October 17, 2013

DORIS WASHINGTON
MY COMMISSION EXPIRES
October 17, 2013

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