WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077415 DEEDWARR
Recvd: 09/06/13 11:52 2 pgs
Fees:13.00 Taxes:518.00

20130906-0094305

TAMIRA J. RYSKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenda G. Sneed and Craig W. Gibson	Glenda G. Sneed and Craig W. Gibson	086100b12600 CO
(NAME)	(NAME)	
126 Noel Cove	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Earl A. Stoffel, a ½ undivided interest and spouse, Lucy C. Stoffel, a ½ undivided interest, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenda G. Sneed, married and Craig W. Gibson, as tenants in common with expressed rights of survivorship, 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, being Unit No. 126 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Earl A. Stoffel, a ½ undivided interest and spouse, Lucy C. Stoffel, a ½ undivided interest, as joint tenants with right of survivorship, by deed of record in Instrument Number 20100820-0065908, Register's Office for *Davidson County, Tennessee.

Subject to All matters as shown on Plan of Noel Cove Town homes of record in Instrument No. 20060327-0034380, Register's Office for Davidson County, Tennessee. Master Deed of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee. Easements of record in Book 4419, Page 227, Book 11242, Page 727, and Instrument No. 20030617-008/3356, Register's Office for Davidson County, Tennessee. Charter of Noel Cove Town homes of record in Instrument No. 20030812-0115541, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 126 Noel Cove, 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 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 30th day of August, 2013.

Lucy C. Stoffel

Earl A. Stoffel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl A. Stoffel and Lucy C. Stoffel, 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 Franklin, Tennessee this 30th day of August, 2013.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public