BILL GARRETT, Davidson County
Trans:T20130077445 DEEDWARR
Recvd: 09/06/13 12:52 2 pgs
Fees:13.00 Taxes:2220.00

20130906-0094347

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: ALW-13-4911

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J . Navin and Dana Stoller, and Diane B. Stoller	SWBC Mortgage Corporation	103-3-257.00
(NAME)	(NAME)	
4911 Nebraska Avenue	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(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, I/WE, **RIGID DEVELOPMENT, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN J . NAVIN AND WIFE, DANA STOLLER AND DIANE B. STOLLER**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 6, Block 21, on the Plan of Sylvan Park, not of record, described as follows:

Said part of Lot No. 6, Block 21, fronts 50 feet on the Southerly margin of Nebraska Avenue, and extends back between parallel lines and with the Easterly, margin of Fiftieth Avenue 160 feet to an alley in the rear.

Being the same property conveyed to Donna L. McCartney, Trustee, or her Successors in trust, in the McCartney Revocable Living Trust, dated August 28, 2001 and any amendments thereto by Warranty Deed from Mark Steven Hilty and wife, Kristy M. Hilty, dated July 3, 2003, of record in Instrument Number 20030710-0095804, in the Register's Office for Davidson County, Tennessee. Donna L. McCartney, Trustee under the McCartney Revocable Living Trust, dated August 28, 2001 and any amendments thereto having conveyed subject property to Lindsey Kelly and Donna L. McCartney, as joint tenants with right of survivorship by Quitclaim Deed dated September 24, 2010, of record in Instrument Number 20101025-0085253, in the Register's Office for Davidson County, Tennessee. Subject property having been further conveyed to Lindsey Kelly, a married woman by Quitclaim Deed from Lindsey Kelly, a married woman and joined by her spouse Burnett S. Kelly and Donna L. McCartney, a single woman, as joint tenants, dated October 25, 2011, of record in Instrument Number 20111103-0085579, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Rigid Development, Inc. by Warranty Deed from Lindsey Kelly, married, dated February 13, 2013, of record in Instrument No. 20130219-0016041, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4911 Nebraska Avenue, Nashville, TN 37209

(House Number) (Street) (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 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 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/our hand(s) this 5th day of September, 2013.

Rigid Development, Inc.

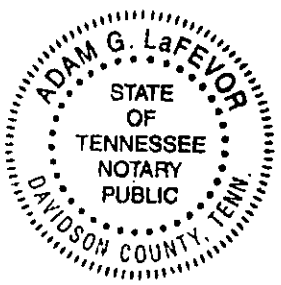
BY: _____
Brent Craig, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of September, 2013, before me personally appeared Brent Craig, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President Rigid Development, Inc., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of September, 2013.

_____
Notary Public
My Commission Expires: 10/18/16



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171