Davidson County DEEDWARR
Recvd: 06/24/14 14:04 3 pgs
Fees:18.00 Taxes:427.35
20140624-0055110

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $115,500.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2014.

Notary Public

My commission expires: 12-6-2016

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SUSAN TATMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-6-2016

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan B. Craft	**Wells Fargo Bank N.A.**	**142-15-0C-145.00-CO**
2285 Pinehaven Ct	**101 North Phillips Ave**	
Grayson, GA 30017	**Sioux Falls, SD 57104**	

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,

John David Stamps, II, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan B. Craft and Laurie M. Craft, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 145 of Breckenridge Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Breckenridge Condominium of record in Book 6808, Page 45, as amended in Book 7020, Page 848, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" and "B' to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to John David Stamps, II by deed from Denise L. Spiva, unmarried of record in Instrument No. 20020129-0012668 Register's Office for Davidson County, Tennessee, dated January 29, 2002 and recorded on January 29, 2002.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 145 Hicks Road, Unit 145, Nashville, TN 37221.

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 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 HANDS EFFECTIVE AS OF June 20, 2014:

John David Stamps, II
by Jon Sheridan attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, John David Stamps, II, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of June, 2014.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, JON ~~DAVID~~ (RAR) SHERIDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for JOHN DAVID STAMPS II ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 20th day of June, 2014.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 20th day of June, 2014.

My Commission Expires:_____

_____
Notary Public

20141177R

True Copy Certification

I, Ryan Rafoth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ryan Rafoth

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, Susan Tatman, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-6-2016
Notary Seal:

