WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140079025 DEEDWARR
Recvd: 10/21/14 08:49 2 pgs
Fees: 13.00 Taxes: 1095.20
20141021-0096806

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Sara V Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-29-2018

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
Kyle M. Stephens	Pinnacle Bank	06402003000
(NAME)	(NAME)	
213 Montchanin Drive	150 3rd Ave South, Suite 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Nashville, TN 37201	
(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, Grant F. Carruth, Trustee of the Janice M. Carruth Revocable Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle M. Stephens and wife, Sara V. Stephens, 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:

Being Lot No. 181 on the plan of Brandywine Farms, Section 10, as of record in Book 4300, Page 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 181 fronts 165 on the northerly side of Montchanin Drive, and runs back 254 feet on the westerly line and 253.76 feet on the easterly line to a rear line which measures 165 feet.

Being the same property conveyed to Grant F. Carruth, Trustee of the Janice M. Carruth Revocable Living Trust, by deed of record in Instrument No. 20071128-0137991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 213 Montchanin Drive, Old Hickory, TN 37138

(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 my hand this 20th day of October, 2014.

By: Grant F Carruth TTEE
Grant F. Carruth, Trustee of the Janice M. Carruth
Revocable Living Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of October, 2014 , before me, personally appeared Grant F. Carruth, Trustee of the Janice M. Carruth Revocable Living Trust to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Hermitage, Tennessee this 20th day of October, 2014.

Commission expires:

Notary Public

