WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019939 DEEDWARR
Recvd: 03/19/15 08:37 2 pgs
Fees:13.00 Taxes:610.50

20150319-0023524

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 7-26-15

(AFFIX SEAL)

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kay Darnell James Ernie Darnell III	Kay Darnell	026-02-0-008.00
(NAME)	(NAME)	
1001 Heritage Woods Dr.	1001 Heritage Woods Dr.	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen T. Angell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kay Darnell and James Ernie Darnell III, wife and husband,** 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 Lot No. 325 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.

SAID Lot No. 325 fronts 49.98 feet on the easterly margin of Newberry Court and extends back 108.07 feet on the southerly line and 136.79 feet on the northerly line to a dead line in the rear measuring 122.83 feet thereon.

BEING the same property conveyed to Stephen T. Angell, an unmarried man, by Warranty Deed from Thad G. Touchton, unmarried, dated July 27, 2011 and recorded August 1, 2011 in Instrument Number 20110801-0058571, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 409 Newberry Court, Goodlettsville, TN 37072
(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/our hands this 13th day of March, 2015.

Stephen T. Angell

State of Tennessee
County of Sumner

Personally appeared before me Stephen T. Angell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2015.

Notary Public
My Commission Expires: 1-26-16

File No.: 20151040

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016