WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042355 DEEDWARR
Recvd: 06/01/15 12:40 2 pgs
Fees:13.00 Taxes:455.10

20150601-0050413

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 6-18-18

(AFFIX SEAL)

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vivian D. Stocko	Legacy Home Loans	052-02-O-084.00
(NAME)	(NAME)	
451 Lanier Drive	4025 Hillsboro Rd #601	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN. 37215	
(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, we, **Nathan Smith and wife Jennifer L. Smith**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Vivian Stocko, a single person**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lots No. 1 and 2, and the southerly 2.5 feet of Lot No. 3 of Block "C" on the revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Nathan Smith and wife Jennifer L. Smith by Warranty Deed from Titan Financial Group, LLC, dated 8/20/2007, recorded 8/23/2007 of record in Instrument No. 20070823-0100571, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 451 Lanier Drive, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or 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/or 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 29 day of May, 2015.

Nathan Smith

Jennifer L. Smith

State of Tennessee
County of Wilson

Personally appeared before me Nathan Smith and Jennifer L. Smith, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public ~~Tracey Trumphour, MJ~~
My Commission Expires: 1/5/16

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122