# WARRANTY DEED

File #15652

BILL GARRETT, Davidson County
Trans:T20150062132 DEEDWARR
Recvd: 07/29/15 09:38 2 pgs
Fees:13.00 Taxes:702.63
20150729-0074509




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Erin Dillon | New Owner | -02300002100 |
| (NAME) | (NAME) | |
| 2236 Claylick Road | | |
| (ADDRESS) | (ADDRESS) | |
| Whites Creek, TN 37189 | | |
| (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, I, **Silas William Stamey and wife, Jamie Lynn Stamey,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Dillon, an unmarried woman, and Thomas Dillon and Sharon Dillon, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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, described as follows; to-wit:

Beginning at iron pin (old) in the easterly margin of Clay Lick Road the northwest corner of a tract of land which belongs to Gary L. Thomas, having a deed reference in Book 10441, Page 188, in the Register's Office for Davidson County, Tennessee, the southwest corner of this tract of land and continuing with the margin of Clay Lick Road, as follow: N 30 deg. 07 min. 23 sec. W, 110.11 feet to an iron pin (old); thence with a curve to the left, having a radius of 975.00 feet, an arc distance of 420.91 and a chord bearing of N 42 deg. 29 min. 26 sec. W, 417.65 feet to an iron pin (old); thence, N 54 deg. 51 min. 29 sec. W, 266.66 feet to an iron pin (new), in the easterly margin of Clay Lick Road; thence with a new line, as follows: N 71 deg. 29 min. 14 sec. E, 435.37 feet to an iron pin (new); thence S 50 deg. 57 min. 42 sec. E, 550.02 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Robert Eanes, having deed references in Book 3813, Page 164 and Book 3801, Page 496, in said Register's Office; thence S 39 deg. 30 min. 00 sec. W, 197.49 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Robert Eanes, and the northeast corner of said tract of land which belongs to Gary L. Thomas; thence S 39 deg. 02 min. 06 sec. W, 252.49 feet to the point of beginning, containing 5.68 acres more or less, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, TN 37172, May 21, 2001.

Being the same property conveyed to Silas William Stamey and Jamie Lynn Stamey, Husband and Wife by Warranty deed from Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-4 of record in Instrument No. 20080925-0097505 Register's Office for Davidson County, Tennessee, dated September 2, 2008 and recorded on September 25, 2008

unimproved ☐
This is improved ☒ property, known as 2236 Claylick Road, Whites Creek, TN 37189

(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 23rd day of July, 2015.

Silas William Stamey

Jamie Lynn Stamey

STATE OF North Carolina

COUNTY OF Mecklenburg

I, Julie M Lucas, a Notary Public of the County and State first above written, do hereby certify that Silas William Stamey and Jamie Lynn Stamey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of July, 2015.

Notary Public

My Commission Expires: October 11, 2017

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027