WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,065.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Stoeppler	Steven Stoeppler	13313014400
(NAME)	(NAME)	
551 Elaine Drive	551 Elaine Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150071515 DEEDWARR
Recvd: 08/24/15 14:04 2 pgs
Fees:13.00 Taxes:640.34
20150824-0085291

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Julie Ann Martin, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN STOEPPLER, 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, being Lot No. 125 on the Plan of Abbay Hall, Section I, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Ronald W. Martin and Julie Ann Martin by Warranty Deed dated July 26, 2005 executed by April Spelta and Anthony J. Spelta, Jr., wife and husband, by and through their attorney-in-fact, Anthony Joseph Spelta, which deed was recorded on August 4, 2005 as Instrument No. 20050804-0091804 in the Register's Office for Davidson County, Tennessee. The said Ronald W. Martin subsequently conveyed all his right, title and interest in and to above property to Julie Ann Martin by Quitclaim Deed dated December 27, 2008 and recorded on January 7, 2009 as Instrument No. 20090107-0001685, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2345, PAGE 514 AND BOOK 2393, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF ABBAY HALL, SECTION 1, OF RECORD IN BOOK 2331, PAGE 18, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/ OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 5375, PAGE 380, SAID REGISTER'S OFFICE.

THE PROPERTY CONVEYED BY THIS WARRANTY DEED IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☑ property, known as 551 Elaine Drive, Nashville, TN 37211
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 19th day of August, 2015.

Julie Ann Martin

STATE OF Mississippi

COUNTY OF Winston

On this 19th day of August, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julie Ann Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-19-2019

Notary Public

STATE OF MISSISSIPPI
JOHN C. WILLIS IV
ID No.
78142
Com. Exp.
03-29-2019
NOTARY PUBLIC
WINSTON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115