BILL GARRETT, Davidson County
Trans:T20150080881 DEEDWARR
Recvd: 09/23/15 09:30 2 pgs
Fees:13.00 Taxes:1543.27
20150923-0096559

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Mail

CONSUMER TRUST TITLE & ESCROW
219 WARD CR., STE 5
BRENTWOOD, TN 37027
(615) 369-0039

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $417,100.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2015.

Notary Public
My commission expires: 7/8/19

KAREN C. ASPLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02-1508-49600

Address of New Owner:	Send Tax Bills to:	Tax Information
Erik K. Stell 409 Manor View Lane Brentwood TN 37027	First Advantage Bank 1430 Madison St Clarksville TN 37040	160-11-0-025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Paul Shirley, Jr. and wife, Debra Mays Shirley**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erik K. Stell and Julie J. Stell, husband and wife**, hereinafter called the Grantees, their successors 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 Phase 5, Hearthstone, of record in Book 6250, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Paul Shirley, Jr. and wife, Debra Mays Shirley by deed from Radnor Homes, Inc., dated December 12, 1985, recorded December 18, 1985, of record in Book 6738, Page 715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 409 Manor View Lane, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of September, 2015.

J. Paul Shirley, Jr.

Debra Mays Shirley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **J. Paul Shirley, Jr. and Debra Mays Shirley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of September, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON