BILL GARRETT, Davidson County
Trans:T20150098239 DEEDWARR
Recvd: 11/18/15 15:22 2 pgs
Fees:13.00 Taxes:1433.75
20151118-0117190

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $387,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2015.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca Page Macchione		
306 Rising Sun Lane	New Owner	064-02-0-024.00
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL R. STUBBLEFIELD, UNMARRIED, AND STACY L. STUBBLEFIELD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA PAGE MACCHIONE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 147 on the Plan of Section 7, Brandywine Farms, of record in Plat Book 4300, page 65, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul R. Stubblefield, un-married by Quitclaim deed from Ardyce Ann Stubblefield, un-married of record in Instrument No. 20100602-0042531, Register's Office for Davidson County, Tennessee, dated June 01, 2010 and recorded on June 02, 2010.

Being the same property conveyed to Stacy L. Stubblefield, un-married by Quitclaim Deed from Paul R. Stubblefield, un-married, of record in Instrument No. 20140703-0059013, Register's Office for Davidson County, Tennessee, dated July 03, 2014 and recorded on July 03, 2014. The said Paul R. Stubblefield having retained a life estate unto himself within said deed.

Being the same property conveyed to Paul R. Stubblefield, un-married, and Stacy L. Stubblefield, un-married, as tenants in common with a 55% interest in Stacy L. Stubblefield, and 45% interest in Paul R. Stubblefield by Warranty Deed from Paul R. Stubblefield, un-married, and Stacy L. Stubblefield, un-married, of record in Instrument No. 20140909-0082468, Register's Office for Davidson County, Tennessee, dated September 06, 2014 and recorded on September 09, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 306 Rising Sun Lane, Old Hickory, TN 37138.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2015.

Paul R. Stubblefield

Stacy L. Stubblefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul R. Stubblefield and Stacy L. Stubblefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2015.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017