BILL GARRETT, Davidson County
Trans:T20150105710 DEEDWARR
Recvd: 12/15/15 10:26 2 pgs
Fees:13.00 Taxes:1073.00
20151215-0125894

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57998
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin Stibolt Shannon Wessels 7056 Spring Hollow Drive Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 128160A02000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debra J. Dement, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Stibolt and Shannon Wessels,** _____ hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Still Spring Hollow First Revision Section 1 Phase 1 of record in Book 7900, page 135, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Debra J. Dement unmarried, by Warranty Deed from Richard E. Davis and Thomas F. Mottola, both unmarried, dated March 15, 2000 and recorded on March 17, 2000, of record in Inst. No. 200003170027670, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, page 135, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400, Book 8179, page 464, Book 8294, page 40, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Spring Hollow Owners Association of record in Book 7930, page 909, said Register's Office.

This is improved property, known as 7056 Still Spring Hollow Drive Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~30th~~ 11th day of ~~November~~ December, 2015.

Debra J. Dement

Debra J. Dement

State of Tennessee

County of Davidson

On this 11th day of December, 2015, before me the undersigned authority, personally appeared Debra J. Dement, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY M. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of ~~Davidson~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Sworn and subscribed before me this 14th day of December, 2015.

Notary

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066