BILL GARRETT, Davidson County
Trans:T20160006775 DEEDWARR
Recvd: 01/26/16 12:40 2 pgs
Fees:13.00 Taxes:666.00

20160126-0007462

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2016.

Notary Public
My commission expires: 5/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

13-1512-132514

Address of New Owner:	Send Tax Bills to:	Tax Information:
John W. Stover Martha G. Stover 5156 Southfork Boulevard Old Hickory TN 37138	Pinnacle Bank 150 3rd Ave. S., Ste 900 Nashville, TN 37201	063-16-0-C- 044.00-CO

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, **David M. Warner and wife, Cheryl K. Warner**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John W. Stover and wife, Martha G. Stover**, 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. 44, on the Plan of Hermitage Springs Estates, Phase One, Section Two, a planned unit development of record as "Exhibit A" to the Instrument of record as Instrument No. 20031031-0160338, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David M. Warner and wife, Cheryl K. Warner by deed from Classic Homes BOS, LP, dated June 25, 2007, recorded June 26, 2007, of record in Instrument No. 20070626-0076322, 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 5156 Southfork Boulevard, 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 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 22nd day of January, 2016.

David M. Warner

Cheryl K. Warner

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David M. Warner and Cheryl K. Warner**, 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 ~~Murfreesboro~~ Knoxville, TN, this ~~22nd~~ 21st day of January, 2016.

Henry Franklin Carmley III

State of Tennessee at Large

My Commission expires: 2-4-2018

HENRY FRANKLIN CARMLEY III
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires Feb. 4, 2018