THIS INSTRUMENT PREPARED BY: CHAFFIN & BURNSED, PLLC 49 MUSIC SQUARE WEST, SUITE 502 NASHVILLE, TN 37203 (615) 460-7478

Davidson County DEEDWARR
Recvd: 04/20/16 16:17 3 pgs
Fees:18.00 Taxes:370.00
20160420-0038537

WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $100,000.00. Affiant Subscribed and sworn to before me as of the 7th day of April, 2016. Notary Public My Commission Expires: 1-8-19

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 8, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Bobby and Sue Stillwell 106 Hart Lane Nashville, TN 37207	SAME	060-12-0-079.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Nora Mai Davis, a married woman**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Bobby Stillwell and Sue Stillwell, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J. D. Wright Subdivision of record in Plat Book 6200, Page 610, in the 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 Morris Wayne Davis and wife, Nora Mai Davis by Warranty deed from Willimae Waller Wright, a widow of record in Book 7330, page 883, Register's Office for Davidson County, Tennessee, dated August 19, 1987 and recorded on August 20, 1987.
>
> Being also known as 106 Hart Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.

2. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 610, Register's Office for Davidson County, Tennessee.

3. Subject to all matters in Ordinance No. 00941233.

4. Easements and incidental rights in that portion of the Land described in Schedule A underlying public roads.

5. Taxes for the year 2016 a lien, not yet due and payable.

6. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 7th day of April, 2016.

Nora Mai Davis
Nora Mai Davis

Larry E. Deal Sr.
*Larry E. Deal, Sr.

*Larry E. Deal, Sr. joins in this conveyance for the sole purpose of conveying any and all rights, title and interest, including marital interests, that he may have in and to the property arising out of his marriage to Nora Mai Davis (a/k/a Nora Davis).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nora Mai Davis, and husband, Larry E. Deal, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 7th day of April, 2016.

H. Carter
Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

