Send Tax Statements To:
Peoples State Bank of Commerce
7122 Nolensville Road
Nolensville, TN. 37135

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Hazel Jean Bishop
4872 Whittier Drive
Old Hickory, TN 37138

From Information Furnished By
The Parties

Map and Parcel 06509008300
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **PHILLIP D. STAFFORD AND DIANE STAFFORD, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **HAZEL JEAN BISHOP, UNMARRIED,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Old Hickory, and being described as follows, to-wit:

> Being all of Lot No. 117, on the plan of Section Three, Sherwood Forest, according to plat and survey appearing of record in Plat Book 4460, page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Phillip D. Stafford and Diane Stafford, Husband and Wife, by deed from Bobbie Hughes, unmarried and Virginia Hudson, unmarried, dated January 29, 2015, appearing of record in Instrument Number 20150203-0009922, of the Register's Office of DavidsonCounty, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Record Book 4593, page 690; and to any and all matters shown on said plat and survey of record in Plat Book 4460, page 81; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **HAZEL JEAN BISHOP, UNMARRIED,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 05/05/16 09:57 3 pgs
Fees:18.00 Taxes:721.50
20160505-0044438

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of April, 2016.

Phillip D. Stafford

Diane Stafford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Phillip D. Stafford and Diane Stafford, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Old Hickory, Tennessee, this the 29th day of April, 2016.

NOTARY PUBLIC

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 1/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 29th day of April, 2016.

NOTARY PUBLIC

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/4/19

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

