WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041386 DEEDWARR
Recvd: 05/17/16 15:27 2 pgs
Fees:13.00 Taxes:510.60

20160517-0049331

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayla C. Darks	new owner	128-10-O-215.00
(NAME)	(NAME)	
8109 Stacy Square Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kathy Ann Bentley and John Arliss Bentley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kayla C. Darks, an umarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 8-B (northeasterly portion of Zoned Lot 8) on the Plan of Zone Lot Division Stacy Square Townhomes, Stacy Square, Section 7, of record in Plat Book 5200, Page 467, amending Book 5200, Page 438, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kathy Ann Bentley by Warranty Deed from Michael W. Stevens, married, dated 04/16/2010, recorded 04/21/2010 of record in Instrument No. 20100421-0030010, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5200, Page 467, amending Plat Book 5200, Page 438, in the Register's Office for Davidson County, Tennessee; and (2) Covenants, conditions, easements and restrictions of record in Book 5973, Page 335 as amended of record in Book 6307, Page 866, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8109 Stacy Square Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 our hands this 16th day of May, 2016

Kathy Ann Bentley

Kathy Ann Bentley

John Arliss Bentley

State of Tennessee
County of Wilson

Personally appeared before me Kathy Ann Bentley and John Arliss Bentley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2016.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122