WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042022 DEEDWARR
Recvd: 05/19/16 09:00 2 pgs
Fees:13.00 Taxes:1446.70
20160519-0050025

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00

Nicholas Stammler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2016

Sonya M Branham
Notary Public

MY COMMISSION EXPIRES: 11-18-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Nicholas Stammler	First Community Mortgage, Inc.	12-165
(NAME)	(NAME)	
7979 Old Springfield Pike	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160946

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Bobby Stillwell and wife, Sue A. Stillwell , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Nicholas Stammler, an unmarried person hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 2, on the plan of Bakers Fork Estates, which is of record in Plat Book 6900, Page 761, Register's Office for Davidson County, to which record reference is hereby made and more particularly described as follows:

BEGINNING at an existing iron pin Lot No. 1 and this lot; thence, with said westerly margin, South 34 deg. 11 minutes 58 seconds East, 100.00 feet to an existing iron pin; thence, leaving said westerly margin, South 60 degrees 69 minutes 48 seconds West, 714.77 feet to an existing pin, thence, North 05 degrees 51 minutes 38 seconds West, 180.00 feet to an existing iron pin; thence North 65 degrees 55 minutes 27 seconds East, 638.39 feet to the point of beginning, containing 2.08 acres, more or less.

TOGETHER WITH a 20 foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4 of Bakers Fork Estates by instrument filed in Book 7683, page 959, Registers Office for Davidson County, Tennessee, according to a survey by R. L. Montoya, Job NO. 87-11-132, dated 8-3-88, as follows:

BEGINNING at an existing concrete monument located in the westerly right-of-way of Old Dickerson Pike and marking the corner common to Harold R. Shankle property as defined in Deed Book 6882, page 188, Register's Office for Davidson County, Tennessee, and Lot No. 1; thence said westerly margin along the line common to Shankle property and Lot No. 1, South 75 deg. 29 minutes 29 seconds West, 120 feet to a point; thence, North 14 degrees 30 minutes 31 seconds East, 20.00 feet to a point; thence North 75 degrees 29 minutes 29 seconds East, 112.84 feet to the westerly right-of-way margin of Old Dickerson Pike; thence, with said westerly margin South 34 deg. 11 minutes 58 seconds East 21.24 feet to the point of beginning, containing 2328 square feet, more or less.

Being the same property conveyed to Bobby Stillwell and wife, Sue A. Stillwell by Warranty Deed from Brenda K. Crossland and Mark W. Crossland, dated October 31, 2003 and filed of record in Instrument No. 20031105-0162447, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Deed Book 6882, Page 161 and Deed Book 7724, Page 4, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 7979 Old Springfield Pike, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of May, 2016

Bobby Stillwell

Bobby Stillwell

Sue A. Stillwell

Sue A. Stillwell

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bobby Stillwell and wife, Sue A. Stillwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of May, 2016.

Sonya M Branham

Notary Public
My Commission Expires: 11-18-19

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY