Davidson County DEEDWARR
Recvd: 05/31/16 15:32 3 pgs
Fees:18.00 Taxes:688.20
20160531-0054630

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 186,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2016.

Notary Public

My commission expires: 11/5/2018

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeff Stockton	**NEW OWNER**	**08305016000**
1027 Mansfield Street		
Nashville, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

Delphine T. Whitaker, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeff Stockton

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:

Land in Davidson County Tennessee, being the southerly 150 feet more or less, of Lot No. 6 and a 10-foot strip lying between Lot No. 6 and Mansfield Avenue, as now established on the Plan of D.H. Bailey's property as of record in Plat Book 421, page 65, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Mansfield Avenue, as now established, at a point 250 feet east of the easterly margin of Bailey Street, said point being opposite the corner of Lots Nos. 6 and 7; thence northwardly 10 feet to the corner of Lots Nos. 6 and 7 continuing in the same direction and with the line between said two lots 150 feet more or less, in all, 160 feet more or less; to a point; thence eastwardly 50 feet to the dividing line between Lots Nos. 5 and 6; thence southwardly 160 feet more or less to the northerly margin of said Mansfield Avenue; thence with said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to Barry W. Whitaker and wife, Delphine N. Whitaker, from Mark F. Upshaw and wife, Virginia D. Upshaw, by Warranty Deed dated May 19, 1994 of record in Book 9358, page 94, Register's Office for Davidson County, Tennessee. Barry W. Whitaker conveyed his interest to Delphine T. Whitaker by Quitclaim Deed dated March 29, 2001 of record in Instrument No. 20010605-0058288, Register's Office for Davidson County, Tennessee.

****Barry Whitaker joins in conveyance for the purpose of conveying all his rights and interest, marital or otherwise****

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1027 Mansfield Street, Nashville, TN 37206

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 27th day of May, 2016.

Delphine T. Whitaker

Delphine T. Whitaker

Barry W. Whitaker

Barry W. Whitaker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Delphine T. Whitaker and Barry W. Whitaker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2016.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

My Commission Expires: 12-22-19

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

