RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. E16-5139

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160071968 DEEDWARR
Recvd: 08/18/16 10:52 2 pgs
Fees:13.00 Taxes:1298.70
20160818-0086322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $351,000.00.

Amanda Vaught
Affiant 16th

RACHEL ODOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this the 10th day of August, 2016.

Rachel Odom
Notary Public

My commission expires: 5-19-20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James A. Hartsell	F&M. Bank	
916 South Lane Court	50 Franklin St.	171-08-0A-050.00-CO
Brentwood, TN 37027	Clarksville TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHEREITTE STOKES, III AND WIFE, PATRICIA STOKES**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. HARTSELL AND LINDSEY HARTSELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 50 on the Plan of Cottonport Plantation, Phase III of record in Plat Book 6900, Page 951, 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 Shereitte Stokes, III and wife, Patricia Stokes by Warranty deed from C. Jane Lee, unmarried of record in Instrument No. 20060727-0090629 Register's Office for Davidson County, Tennessee, dated July 13, 2006 and recorded on July 27, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 916 South Lane Court, Brentwood, TN 37027.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2016.

Shereitte Stokes, III

Patricia Stokes

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shereitte Stokes, III and Patricia Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2016.

Notary Public

My Commission Expires:
7-13-19

OFFICIAL SEAL
ULISES VILLA JR
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/13/19