BILL GARRETT, Davidson County
Trans:T20160075092 DEEDWARR
Recvd: 08/29/16 10:46 2 pgs
Fees:13.00 Taxes:895.03
20160829-0090017

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $241,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of August, 2016.

NOTARY PUBLIC

My commission expires: 3-2-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James A. Stumbaugh Jr. and	SAME AS NEW OWNER	064080A06100CO
(NAME)	(NAME)	
3300 Misty Winds Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Julia F. Spencer Tidwell, a married woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James A. Stumbaugh Jr. and Elizabeth D. Stumbaugh, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section Two, Merritt Downs, of record in Instrument No. 20030904-0128443, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julia F. Spencer by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20050104-0001318, said Register's Office. The said Julia F. Spencer having since married and is now known as Julia F. Tidwell. Said property is not the primary residence of the Grantor.

This property is __unimproved _X_improved property known as: 3300 Misty Winds Lane, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of August, 2016.

Julia F. Spencer Tidwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia F. Spencer Tidwell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of August, 2016.

Notary Public
My Commission Expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122