BILL GARRETT, Davidson County
Trans:T20160090039 DEEDWARR
Recvd: 10/12/16 13:21 2 pgs
Fees:13.00 Taxes:610.50
20161012-0107946

STATE OF TENNESSEE
COUNTY OF Sumner

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is 165,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2016.

Notary Public

My commission expires: 8-27-18

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Susan Fuller	**New Owner**	**09610016900**
2839 Lakeland Drive		
Nashville, TN 37214		

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,

Paula R. Lannom, Administratrix of the Estate of Vivan Stargel per Probate of record in Davidson County, Tennessee at Case No. 16P-593 and Paula R. Lannom, sole heir at law

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

Susan Fuller

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 Lot No. 82, on Twin Lawn Subdivision as shown by plan of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

Lot No. 82 fronts 80 feet on the southerly side of Lakeland Drive and runs back between lines 158.3 feet on the westerly side and 168 feet on the easterly side to a dead line in the rear and measures 82.2 feet on said dead line.

Being the same property conveyed to Paul G. Stargel, Jr. and wife, Vivian S. Stargel from W.E. Putnam and wife, Julie E. Putnam by Warranty Deed dated 11/5/62 and recorded in Book 3461, Page 585, said Register's Office. The said Paul G. Stargel having since died on or about August 6, 2002 and Vivian S. Stargel died intestate on or about 2/29/16.

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 2839 Lakeland Drive, Nashville, TN 37214.

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 30th day of September, 2016.

Paula R. Lannom, Administratrix

Paula R. Lannom, Administratrix of the Estate of Vivian Stargel

Paula R. Lannom

Paula R. Lannom, Individually

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Paula R. Lannom,** 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of said County and State, the within named **Paula R. Lannom, Administratrix of the Estate of Vivian Stargel,** 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY