# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3678

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

P-CC-16-2901-T

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Centennial Construction, LLC** | **New Owner** | |
| (NAME) | (NAME) | **060-12-0-137.00** |
| **304 Arrow Point** | | |
| (ADDRESS) | (ADDRESS) | |
| **Mount Juliet, TN 37122** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH D. STANFILL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CENTENNIAL CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 and 12 on the Plan of Joywood Heights, Section 2, not of record, and described according to a survey dated July 25, 1977, by John Khol and Company, Tennessee registered Land Surveyor No. 100 as follows:

Said part of Lot Nos. 11 and 12 front 110 feet on the southeasterly margin of Jones Avenue and extends back 188 feet on the northeasterly line 156 feet on the southwesterly line to a dead line in the rear measuring 99.2 feet thereon.

Being the same property conveyed to Deborah S. Stanfill by Quitclaim deed from Marty W. Stanfill of record in Book 9373, page 252, Register's Office for Davidson County, Tennessee, dated May 24, 1994 and recorded on June 9, 1994. (Value or consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Easement for Drainage of record in Book 7786, Page 427, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2901 Jones Avenue , Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160091753 DEEDWARR
Recvd: 10/18/16 11:08 2 pgs
Fees:13.00 Taxes:231.25
20161018-0109880

Witness my/our hand(s) this the 14 DAY OF OCTOBER, 2016.

Deborah D. Stanfill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212