#33455

Davidson County DEEDWARR
Recvd: 02/16/17 14:13 3 pgs
Fees:18.00 Taxes:1073.00
20170216-0016165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen DeMoss an unmarried woman, and Madeleine B. DeMoss, an unmarried woman, joint tenants with right of survivorship	Renasant Bank 2001 Park Place N. Ste 190 Birmingham, AL 35203	
	(NAME)	
505 Alta Loma Rd.		033-04-0-039.00
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Barbara Jean Stubblefield and husband, Truman L. Stubblefield, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen DeMoss an unmarried woman, and Madeleine B. DeMoss, an unmarried woman, joint tenants with right of survivorship , hereinafter called the Grantees, their heirs 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. 24 AND 23 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION FOUR OF RECORD IN PLAT BOOK 2133, PAGE (S) 43 AND 44, 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 PORTION OF SAME PROPERTY CONVEYED TO VICKY V. KLEIN, TRUSTEE BY QUITCLAIM DEED FROM BARBARA JEAN STUBBLEFIELD AND TRUMAN L. STUBBLEFIELD OF RECORD IN BOOK 7538, PAGE 995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 02, 1988 AND RECORDED ON MAY 09, 1988 AND WITHIN THE SAME DEED THE SAID VICKY V. KLEIN, TRUSTEE CONVEYED HIS/HER INTEREST IN THE SUBJECT PROPERTY TO BARBARA JEAN STUBBLEFIELD AND HUSBAND, TRUMAN L. STUBBLEFIELD.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 503 & 505 Alta Loma Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 15th day of February, 2017.

WARRANTY DEED
(Continued)

Barbara Jean Stubblefield
Barbara Jean Stubblefield

Truman L. Stubblefield
Truman L. Stubblefield

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Jean Stubblefield and husband, Truman L. Stubblefield, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2017.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

