This Instrument Prepared By:
Adrienne Arnold, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 04313029100

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Alexandria Smith
309 Cherry Street
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **THOMAS A. STUECK AND WIFE, GENNIFER STUECK** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ALEXANDRIA SMITH, A SINGLE WOMAN,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Map of Crittenden Estates, Block D, of record in Book 974, page 69, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Thomas A. Stueck and wife, Gennifer Stueck, by Warranty Deed from Beth Andrea Potts, unmarried, dated July 1, 2003, appearing of record in Instrument No. 20030708-0093520, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.;

This is improved property known as 309 Cherry Street, Madison, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

BILL GARRETT, Davidson County
Trans:T20170021633 DEEDWARR
Recvd: 03/14/17 10:08 2 pgs
Fees:13.00 Taxes:432.90
20170314-0024834

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Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of March, 2017.

Thomas A. Stueck

Gennifer Stueck

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thomas A. Stueck and Gennifer Stueck, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10th day of March, 2017.

MEDDY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 4-20-20

AUDRA D. CROSS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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