BILL GARRETT, Davidson County
Trans:T20170025749 DEEDWARR
Recvd: 03/27/17 14:54 3 pgs
Fees:18.00 Taxes:850.63
20170327-0029783

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael McCoy and Nicole McCoy	CHURCHILL MORTGAGE	161 06 0A 003.00
(NAME)	(NAME)	
1119 Thorncrest Road	761 OLD HICKORY BLVD, SUITE 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($229,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Diane Erin Stegall, unmarried and R. Keith Stegall, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael McCoy and Nicole McCoy, husband and wife**, 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 Unit 3 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diane Erin Stegall, an unmarried woman, and R. Keith Stegall, a married man as joint tenants with right of survivorship by Deed from Centex Homes, a Nevada General Partnership, dated February 27, 2008 and recorded February 29, 2008, as Instrument No. 20080229-0020160, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

File Number: GRN-171317SSO

This instrument is being executed by Diane Erin Stegall in behalf of R. Keith Stegall, by Power of Attorney executed on March 20, 2017, of record in Instrument No.: 20170327-0029782, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1119 Thorncrest Road, Nashville, TN 37211

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, has 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 our hands this 24th day of March 2017

Diane Erin Stegall

R. Keith Stegall by Diane Erin Stegall his attny in fact
R. Keith Stegall
By: _____
Diane Erin Stegall, His Attorney-in-fact

File Number: GRN-171317SSO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dianne Erin Stegall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R. Keith Stegall, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of R. Keith Stegall, for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2017.

Angela G. Batson
Notary Public

My Commission Expires: 11-6-17

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Diane Erin Stegalll, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2017.

Angela G. Batson
Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

File Number: GRN-171317SSO