WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/17 15:41 3 pgs
Fees:18.00 Taxes:1443.00
20170602-0055429

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00.

Affiant

Subscribed and sworn to me on May 31, 2017.

NOTARY PUBLIC

My Commission Expires: 10/2/17

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30551SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas C. Stillwell Deborah Stillwell 8765 Griffith Road Nashville, TN 37211	Legacy Home Loans 819 Isabella Ln. #105 Brentwood, TN 37027	154-00-0-048.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert W. Stafford and wife, Marilyn Stafford, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Thomas C. Stillwell and Deborah Stillwell, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 3S Civil District of Davidson County, Tennessee. Said tract being South of Poplar Creek Road.

Beginning at an axle on the East margin of Griffith Road, said point being the Southwest corner of Linda B. Mauk & Cecil 0. Branstetter' s property, as of record in Deed Book 8495, page 644, of the Register' s Office for Davidson County, Tennessee, and the Northwest corner of this tract; thence leaving said margin of Griffith Road, along the north line of this tract and the South line of said Mauk and Branstetter's property, North 81 deg. 30' 00 East 935.87 feet to an iron pin near an old Dogwood Tree, being in the West line of John F Mitchell' s property, as of record in Deed Book 6736, page 106, of said Register' s Office, and being the Northeast corner of this tract; thence along the East line of this tract and the West line of said Mitchell' s property, South 22 deg. 23' 30 West, 353.31 feet to an iron pin, being in the North Line of a 25 foot strip of land, as of record in Deed Book 5874, page 510, of said Register's Office, and being the Southeast corner of this tract; thence along th South line of this tract and the North line of said 25 foot strip, North 89 deg. 14' 54 West, 623.30 feet, to an iron pin in the North line of said 25 foot strip and in the South line of this tract; thence along the South line of this tract and the North line of said 25 foot strip, South 70 deg. 05' 32 West, 108.78 feet, to an iron pin, the Northwest of said 25 foot strip and in the Southwest corner of this tract, and also on said margin of Griffith Road; thence along said margin of Griffith Road, with a curve to the right (having an interior angle of 10 deg. 29' 02 ,

a radius of 763.32 feet, a tangent length of 70.03 feet, and a chord bearing and distance of North 17 deg. 53' 24 West, 139.48 feet) 139.67 feet to an iron pin along said margin of Griffith Road; thence continuing along said margin of Griffith Road, North 12 deg. 38' 53 West, 103.33 feet to the point of beginning for this tract.

Being the same property conveyed to Robert W. Stafford and wife, Marilyn Stafford, by Warranty Deed from Charles W. Neal and wife, Gladys M. Neal, dated September 12, 1996, filed for record on September 23, 1996, in Book 10198, page 510, Register' s Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8765 Griffith Road, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 31st day of May, 2017.

Robert W Stafford
Robert W. Stafford

Marilyn Stafford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Robert W. Stafford and wife, Marilyn Stafford to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 31, 2017.

Andrea Freeman
NOTARY PUBLIC

My Commission Expires: 3/3/2020

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sherri Ann Church
Notary Public

My Commission Expires: 12/18/18

