(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew P. Stanton Natalie N. Qayed	Andrew P. Stanton and Natalie N. Qayed	034-14-0A-025.00 CO
(NAME)	(NAME)	
753 Maylene Dr.	753 Maylene Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170076799 DEEDWARR
Recvd: 09/01/17 10:29 2 pgs
Fees:13.00 Taxes:828.80

20170901-0090047

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Latoya R. Hill, a single woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew P. Stanton and Natalie N. Qayed, 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 Lot No. 25 on the Final Cluster Plat of Cumberland Bend, as shown on the plan of record in Instrument Number 20091231-0118971, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to LaToya R. Hill, a single woman, by Warranty Deed from M.R. Stokes. married, dated 2/19/16 and recorded 2/25/16 in Instrument Number 20160225-0018077; and part of the same property previously conveyed to M.R. Stokes by Trustee's Deed from Jerry P. Spore, Trustee, dated 10/26/09 and recorded 11/2/09 in Instrument Number 20091102-0100813, Register's Office for Davidson County, Tennessee.

Christin Robertson executed this instrument on behalf of LaToya R. Hill pursuant to a Power of Attorney of record in Instrument # 20170901-0090046, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 756 Maylene Drive, Madison, TN 37115
(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 hands this 31st day of August, 2017.

Latoya R. Hill by Christin Robertson Attorney in Fact

Latoya R. Hill
by: Christin Robertson, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christin Robertson, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Latoya R. Hill as her Attorney in Fact as the free act and deed of the within named Latoya R. Hill.

Witness my hand and official seal on this 31st day of August, 2017.

Notary Public
My Commission expires: _____

File No.: 173522

