Send Tax Statements To:
New Owner

Name and Address of New Owner:
Joshua W Colegrove
3613 Pierside Drive
Hermitage, TN 37076

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 08609005200

Bill Garrett Davidson County
Batch# 25761 **DEEDWARR**
11/15/2017 10:22:34 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20171115-0117324

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ LAKE)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **GARY HERMAN STELLGES AND JANICE LUND STELLGES, HUSBAND AND WIFE,** has this day bargained and sold and does hereby transfer and convey unto, **JOSHUA W COLEGROVE AND TANYA M STELLGES, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

> Being all of Lot No. 59, on the plan of Section Three, Lakeside Woods Estates, according to plat and survey appearing of record in Plat Book 7900, page 218-220, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Gary Herman Stellges and Janice Lund Stellges, Husband and Wife, by deed from Melanie Jordan and Jason D. Jordan, wife and husband, dated August 31, 2009, appearing of record in Instrument Number 20090904-0083493, of the Register's Office of Davidson County, Tennessee. and Janice Lund Stellges, having since died on November 20, 2014, therefore, leaving said property to her spouse, Gary H. Stellges as his sole and seperate property.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 6564, page 740, Book 7347, page 82 and Book 8228, page 335; and to any and all matters shown on said plat and survey of record in Plat Book 7900, pages 218-220; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOSHUA W COLEGROVE AND TANYA M STELLGES, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this ~~10th~~ 9th day of November, 2017.

Gary Herman Stellges

STATE OF ~~TENNESSEE~~ FLORIDA)
)
COUNTY OF ~~DAVIDSON~~ LAKE)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Gary Herman Stellges and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), FLDL acknowledged that ~~he~~ executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in ~~Hermitage, Tennessee~~ Mount Dora, Florida, this the ~~10th~~ 9th day of November, 2017.

VERONICA PEREZ NOTARY My Comm. Expires Sept. 9, 2018 No. FF 158118 PUBLIC STATE OF FLORIDA

NOTARY PUBLIC
My Commission Expires: 9/9/2018

AFFIDAVIT

I hereby ~~swear or~~ affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, 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 November, 2017.

NOTARY PUBLIC
My Commission Expires: 4/18/21

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD