Bill Garrett Davidson County
Batch# 38048 DEEDWARR
12/18/2017 09:45:42 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20171218-0128378

WARRANTY DEED



STATE OF Tennessee

COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Richard Moore III	Wells Fargo Bank, NA	44-15-C-001.00CO
(NAME)	(NAME)	
1205 Donelson Ave.	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stillwater Construction and Development, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Richard Moore III and Linda Charlene Moore, 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 1 on the final plat of Soldier's Rest Subdivision of record in Instrument No. 20170213-0015022, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description. Being part of the same property conveyed Lot 1 Soldier's Rest.

Being the same property conveyed to Stillwater Construction and Development, LLC, a Tennessee limited liability company, by deed from Mark Keith Batson and Mary Michele Batson in Instrument No. 20170817-0084579 and vested in Stillwater Construction and Development, LLC, by deed from Majestic Builders, Inc. in Instrument No. 20160321-0026622.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1205 Donelson Ave., Old Hickory, TN 37138
(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 our hands this 14th day of December, 2017.

STILLWATER CONSTRUCTION & DEVELOPMENT, LLC

Anthony D Mitchell, Member

State of Tennessee

County of Wilson

Personally appeared before me Stillwater Construction and Development, LLC, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of December, 2017.

Notary Public S. Nixon Pressley
My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE