Bill Garrett Davidson County
Batch# 38660 DEEDWARR
12/18/2017 10:26:10 AM 2 pgs
Fees: $13.00 Taxes: $362.60
20171218-0128483

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nashville Estate Development, Inc.
149 Chippendale Drive
Hendersonville, TN 37075

SEND TAX BILL TO:
149 Chippendale Drive
Hendersonville, TN 37075

MAP/PARCEL 060-12-0-098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Eugene Stamps, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Nashville Estate Development, hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Easterly 50 feet of Lot No. 96 on the Plan of Capitol View Subdivision of record in Plat Book 974, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly 50 feet of said Lot No. 96 fronts 50 feet on the North Side of Capital View Avenue and extends back in a Northerly Direction 293.2 feet on the Easterly line and 295.2 feet, more or less on the Westerly line, to a Dead line, and measuring 50 feet on said Dead line.

Being the same property conveyed to Charles Eugene Stamps by Warranty deed from Clifton Arden Vinson, Executor and Clifton A. Vinson, Individual and June D. Vinson, married of record in Book 11733, page 760, Register's Office for Davidson County, Tennessee, dated November 02, 1999 and recorded on November 05, 1999.

Melissa K. Stamps, the spouse of Charles Eugene Stamps, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Charles Eugene Stamps.

This is improved property known as: **215 Capitol View Avenue, Nashville, Tennessee 37207**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. Their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 8th day of December, 2017.

WITNESS MY HAND on this the 8th day of December, 2017

Charles Eugene Stamps

Charles Eugene Stamps

Melissa K. Stamps

Melissa K. Stamps

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Charles Eugene Stamps and Melissa K. Stamps,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of December, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $98,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of December, 2017.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170915