Bill Garrett Davidson County
Batch# 46623 DEEDWARR
01/10/2018 12:46:30 PM 2 pgs
Fees: $13.00 Taxes: $661.93
20180110-0003381

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$178,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th day of January, 2018.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Johnston 5005 Bonnalynn Drive Hermitage, TN 37076	SAME	074-12-0-124.00

For and in 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,

Stephanie Rana Melvin Stockard, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David Johnston, Single Man

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. 520 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1 and 2, Register's Office for said county, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to WT Melvin by special Warranty Deed from Federal Home Loan Mortgage Corporation dated December 10, 2012 of record in Instrument No. 20130204-0011322, Register's Office for Davidson County, Tennessee. WT Melvin died on July 8, 2017. Property now vests in Stephanie Rana Melvin Stockard, sole heir of WT Melvin by Affidavits of Heirship of record in Instrument Number 201801100003379 and Instrument Number 201801100003380, being recorded simultaneously herewith.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3222, Page 154, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5005 Bonnalynn Drive, Hermitage, TN 37076**
(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 hand(s) this 8 day of January, 2018.

Stephanie Rana Melvin Stockard

Stephanie Rana Melvin Stockard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Stephanie Rana Melvin Stockard, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19