WARRANTY DEED

Bill Garrett Davidson County
Batch# 74379 DEEDWARR
03/28/2018 11:55:54 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63

20180328-0028975

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-2019

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stacy M. Teeter	Stacy M. Teeter	034-03-0-013.00
(NAME)	(NAME)	
2110 Paula Drive	2110 Paula Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany Toshach and Michael Stafford, as personal representative and sole heir at law of The Estate of Tiffany Stafford Jordan & Robert Lee Jordan, III, as personal representative and sole heir at law of The Estate of Robert L. Jordan, Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stacy M. Teeter, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 235 on the Plan of Shepherd Hills, Section No. 4, of record in Plat Book 2854, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tiffany Stafford Jordan, a 62% undivided interest, and Robert L. Jordan, Jr., a 38% undivided interest, wife and husband, not as tenants by the entirety, but as tenants in common by Warranty Deed from Ophelia Morris, dated 07/19/2016, recorded 07/22/2016, of record in Instrument No. 20160722-0075628, in the Register's Office for Davidson County, Tennessee.

The said Robert L. Jordan, Jr died intestate on July 09, 2017, leaving the said Robert Lee Stafford, III as his sole heirs at law as evidenced in File No. 17P1266, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Tiffany Stafford Jordan died intestate on November 27, 2016, leaving the said Brittany Toshach, Michael Stafford and Robert L. Jordan, Jr. as her heirs at law as evidenced in File No. 17P326, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Ophelia Morris by Warranty Deed from Dorothy Ruth Collier, a widow, dated 06/29/2012, recorded 07/02/2012, of record in Instrument No. 20120702-0057750, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2110 Paula 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 this 22nd day of March, 2018.

BRITTANY TOSHACH AND MICHAEL STAFFORD, AS PERSONAL REPRESENTATIVE AND SOLE HEIR OF LAW OF TIFFANY STAFFORD JORDAN & ROBERT LEE JORDAN, III, AS PERSONAL REPRESENTATIVE AND SOLD HEIR AT LAW OF ROBERT L. JORDAN, JR.

Brittany Toschach

Michael Stafford

Robert Lee ~~Stafford~~ Jordan III

State of Tennessee
County of Sumner

Personally appeared before me Brittany Toshach and Michael Stafford, as personal representatives and sole heirs at law of The Estate of Tiffany Stafford Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the personal representatives and sole heirs of the estate of Tiffany Stafford Jordan and they as such executed the foregoing instrument by authority given to them for the purposes therein contained by signing their names on behalf of the Estate of Tiffany Stafford Jordan.

Witness my hand and seal this 23rd day of March, 2018.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

Notary Public
My Commission Expires: _____

State of Tennessee
County of Sumner

Personally appeared before me Robert Lee Jordan, III, as personal representative and sole heir at law of The

Estate of Robert L. Jordan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the personal representative and sole heir of the Estate of Robert L. Jordan, Jr. and that he as such executed foregoing instrument by authority given to him for the purposes therein contained by signing his name on behalf of the Estate of Robert L. Jordan, Jr.

Witness my hand and seal this 23rd day of March, 2018.

_____
Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

