Bill Garrett Davidson County
DEEDWARR
Batch# 79721 2 pgs
04/11/2018 10:18:18 AM
Fees: $13.00 Taxes: $1,831.50
20180411-0034034

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $495,000.00.

Affiant

Subscribed and sworn before me this the 6th day of April, 2018.

Notary Public
My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:
Ryan Pryor
706 Maplewood Lane
Nashville, TN 37216

Send Tax Bill to:
New Owner

Tax Information:
061-06-0 081.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHANE P. STENNER AND HILLARY STENNER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN ELLIS PRYOR AND GABRIELLE ELYSE PRYOR, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Map of Maplewood Heights, second subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said Lot fronts 102.4 feet on Maplewood Lane and extends back between parallel lines 208.6 feet and 229 feet, respectively, in a southerly direction to the northern boundary of Lot 206 and measures 100 feet along the northern boundary of Lot 206.

Being the same property conveyed to Shane P. Stenner and Hillary Stenner, husband and wife by Warranty Deed from The Twin Team, LLC, of record in Instrument No. 20160520-0050689, Register's Office for Davidson County, Tennessee, dated May 19, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 706 Maplewood Lane, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 6th day of April, 2018.

Shane P. Stenner

Hillary Stenner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shane P. Stenner and Hillary Stenner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206