39B

WARRANTY DEED

Bill Garrett
Batch# 98906
06/01/2018 12:17:57 PM
Fees: $13.00 Taxes: $1,170.68

Davidson County
DEEDWARR
2 pgs

20180601-0052362

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/8/22

(AFFIX SEAL)

ANGELA Y. ROSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Mfonabasi C. Ubaha	Bank of TN	44-15-0C-00-2.00CO
(NAME)	(NAME)	
1203 Donelson Ave.	301 E. Center St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Kingsport, TN 37660	
(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 **Mfonabasi C. Ubaha, an unmarried 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. 2 on the Plan of Final Plat of Soldier's Rest Subdivision of record in instrument No. 20170213-0015022, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stillwater Construction and Development, LLC by Majestic Builders, Inc. dated March 14,2016, of record in Instrument No. 20160321-0026622, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Stillwater Construction and Development, LLC, from Mark Keith Batson and Mary Michele Batson, dated 8/11/2017, in Instrument No. 20170817-0084579 , Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Mary Michele Batson aka Michele Batson & Mark Batson aka Keith Batson by Deed from Hillcrest, LLC of record in Instrument No. 20150501-0039667, dated 4/30/2015, Register's Office for Davidson County, Tennessee.

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 1203 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 30th day of May, 2018.

STILLWATER CONSTRUCTION AND
DEVELOPMENT, LLC.

Anthony D. Mitchell, owner

Anthony D. Mitchell
Owner

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthony D. Mitchell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the **Owner** of Stillwater Construction and Development, LLC, the within named bargainor, a LLC, and that **/he** as such **Owner** executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Anthony D. Mitchell** as such **Owner.**

WITNESS my hand and seal this 30th day of May, 2018.

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