WARRANTY DEED

Bill Garrett Davidson County
Batch# 118528 **DEEDWARR**
07/19/2018 11:27:31 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20180719-0070463

STATE OF Tennessee

COUNTY OF Wilson

JO ANN AULDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Rachel Conatser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/11/19

(AFFIX SEAL)

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
Amy E. Deboer	Peoples Home Equity, Inc.	44-15-C-00-3.00 CO
(NAME)	(NAME)	
1201 Donelson Ave.	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(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 **Amy E. Deboer, an unmarried woman**, 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 3 on the Final Plat of Soldier's Rest Subdivision of record in Instrument No. 20170213-0015022.

Being the same property conveyed to Stillwater Construction and Development, LLC, A Tennessee Limited Liability Company by deed from Mark Keith Batson and Mary Michele Batson in Instrument No. 20170817-0084579 and vested in Stillwater Construction and Development, LLC by deed from Majestic Builders, Inc in Instrument No. 20160321-0026622.

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 1201 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 13th day of July, 2018.

STILLWATER CONSTRUCTION AND
DEVELOPMENT, LLC

Anthony D. Mitchell, member
Anthony D. Mitchell
Member

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 a **Member** of **Stillwater Construction and Development, LLC**, the within named bargainor, a LLC, and that **he** as such **Member** executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **Anthony D. Mitchell** as such **Member.**

WITNESS my hand and seal this 13th day of July, 2018.

Kimberley C Kindall
Notary Public Kimberley C. Kindall
My Commission Expires: 5.12.2022.

