Bill Garrett Davidson County
Batch# 120939 DEEDWARR
07/25/2018 03:19:33 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20180725-0072720

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-16-209

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Affiant

Subscribed and sworn to before me, this 24th day of July, 2018.

Notary Public
My commission expires: 07/06/20

02-1806-50425

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Gerrye C. Stegall 209 Wallingford Square Nashville TN 37211	new owners	172-14-0-B-147.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marsha R. Chiles Nager (formerly known as Marsha Russell Chiles and as Marsha R. Chiles) and Lawrence Mark Nager, Trustee of the L M Nager Revocable Living Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gerrye C. Stegall and John Kenneth Stegall, wife and husband**, hereinafter called the Grantees, their successors 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. 147, on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, of record in Instrument No. 20010313-0024087, which is a revision of Instrument No. 20000225-0018479, and Instrument No. 20000225-0018480, Register's Office for said County, to which plan reference is hereby made for a more complete description. Inst. 20000225-0018418 and

Being the same property conveyed to Henry F. Chiles and wife, Marsha R. Chiles by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, dated October 27, 2000, recorded October 30, 2000, of record in Instrument No. 20001030-0107177, Register's Office for Davidson County, Tennessee. Final Decree of Divorce filed December 18, 2002 in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 02D-1344.

Further being the same property conveyed to Marsha R. Chiles by Quitclaim Deed from Henry F. Chiles and Marsha R. Chiles, dated September 25, 2002, recorded October 2, 2002, of record in Instrument No. 20021002-0119904, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to L M Nager Revocable Living Trust by Quitclaim Deed from Marsha R. Chiles Nager, dated September 16, 2009, recorded September 21, 2009, of record in Instrument No. 20090921-0087987, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to L M Nager Revocable Living Trust by Quitclaim Deed (Corrected) from Marsha R. Chiles Nager (formerly known as Marsha Russell Chiles and as Marsha R. Chiles), dated May 19, 2011, recorded May 24, 2011, of record in Instrument No. 20110524-0039494, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 209 Wallingford Square, Nashville, TN 37211.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 this 24th day of July, 2018.

Marsha R. Chiles Nager

Marsha R. Chiles Nager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marsha R. Chiles Nager**, 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 in Brentwood, TN, this 24th day of July, 2018.

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

Julie Dyess

Notary Public

My Commission expires:

Lawrence Mark Nager, Trustee

Lawrence Mark Nager, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lawrence Mark Nager**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **Trustee of The L M Nager Revocable Living Trust** and as such Trustee, he is authorized to execute this instrument on behalf of said Trust.

Witness my hand in Brentwood, TN, this 24th day of July, 2018.

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

Julie Dyess

Notary Public

My Commission expires: