Karen Y Johnson Davidson County
Batch# 145134 DEEDWARR
09/25/2018 03:18:24 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20180925-0095091

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Shannon Ellis & Carolyn Ellis
~~1857 Brookmeadow Lane~~
~~Hermitage, TN 37076~~
760 Banyan Court
San Marcos, CA 92069

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 064-16-0D-073.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debbie A. Stinson and husband Robert Paul Stinson, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Shannon Ellis and Carolyn Ellis, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Section Two, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20010515-0049898, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Stinson, an unmarried man by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20011005-0108366 Register's Office for Davidson County, Tennessee, dated September 25, 2001 and recorded on October 05, 2001.

Being the same property conveyed to Victor Hazlewood Trustee by Quitclaim Deed from Robert Paul Stinson aka Paul Stinson of record in Instrument No 20160429-0041994, Register's Office for Davidson County, Tennessee, dated April 26, 2016 and recorded on April 29, 2016 and within the same deed the said Victor Hazlewood Trustee conveyed his interest in the subject property to Debbie A. Stinson and husband, Robert Paul Stinson

Being also known as 1857 Brookmeadow Ln Hermitage, Tennessee 37076.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 20th day of September, 2018.

WITNESS MY HAND on this the 20th day of September, 2018

Debbie A. Stinson

Robert Paul Stinson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Debbie A. Stinson and Robert Paul Stinson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of September, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 180680