Karen Y Johnson Davidson County
Batch# 155910 DEEDWARR
11/01/2018 03:56:00 PM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20181101-0108527

Warranty Deed

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of October, 2018.

Notary Public

My commission expires: 07/06/20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cammillia Lynnette Mays Thomas Leroy Dishman	new owners	
226 Downeymeade Drive		085-07-0-048.00
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STUART NAYLOR AND CAROLINE NAYLOR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMMILLIA LYNNETTE MAYS AND THOMAS LEROY DISHMAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 217 on the Plan of Section Four, Stanford Country Club Estates of record in Book 2900, Pages 83 and 84, 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 Timothy M. Nolte and wife, Amy D. Nolte by Warranty Deed from STM Enterprises, LLC of record in Instrument No. 20001212-0122502, Register's Office for Davidson County, Tennessee, dated November 29, 2000 and recorded on December 12, 2000.

Being the same property conveyed to Timothy M. Nolte, an unmarried man by Quitclaim Deed from Timothy M. Nolte, an unmarried man and Amy D. Nolte, an unmarried woman, who took title as husband and wife of record in Instrument No. 20120228-0017093, Register's Office for Davidson County, Tennessee, dated February 23, 2012 and recorded on February 28, 2012.

Being the same property conveyed to Stuart Naylor and Caroline Naylor, husband and wife by Warranty Deed from Timothy M. Nolte of record in Instrument No. 20171026-0110069, Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on October 26, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WKR-18-2216

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 226 Downeymeade Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of October, 2018.

Stuart Naylor

Caroline Naylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stuart Naylor and Caroline Naylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of October, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021