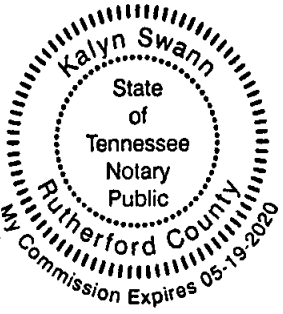
WARRANTY DEED



Karen Y Johnson Davidson County
atch# 169917 DEEDWARR
12/04/2018 12:11:42 PM 2 pgs
ees: $13.00 Taxes: $925.00

20181204-0118213

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kassye Stokes and Casey Stokes	FNB Mortgage	
(NAME) 402 Port Dr.	(NAME) 1608 Williams Dr, Suite 301	051-01-0-033.01
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro, TN 37129	
(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, **ADAM DONNELL, MARRIED, JOEY WARREN, UNMARRIED AND DANNY WARREN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY STOKES AND KASSYE STOKES, HUSBAND AND WIFE,** 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 the 11th Civil District of Davidson County, Tennessee, being part of Tract No. 1, on the unrecorded plan of the Gammel Property, described according to a survey made by Turner Engineering Company, April 24, 1962, as follows:

Beginning on the Westerly margin of Port Drive, at the Southeast corner of the property conveyed to William Robert Wayland and wife, by deed from James E. Witty and wife, of record in Book 3377, Page 489, Register's Office for said County; thence with said Wayland's Southern boundary line, North 81° 57' West 218.2 feet; thence South 4° 17' West 98.69 feet; thence South 81° 40' East 183 feet, more or less, to the Westerly margin of Port Drive; thence with the same, North 23° 05' East 102.93 feet to the beginning, containing .46 of an acre, more or less.

Being the same property conveyed by Warranty Deed from Jack Turner Swan and wife, Lou Klein Swan to William E. Donnell and Mymia Smith Warren as recorded on the 18th day of November, 1970 in Deed Book 4461, Page 21, said Register's Office.

Being the same property conveyed by Quitclaim Deed from William E. Donnell and Mymia Smith Warren to William E. Donnell and wife, Myrmia Jean Donnell as recorded on the 24th day of May, 1995 in Deed Book 9679, Page 812, in the Register's Office of Davidson County, Tennessee. Myrmia Jean Donnell died on August 4, 2011 leaving William E. Donnell as sole surviving Tenant by the Entirety.. William E. Donnell died testate on June 18, 2018. Adam Donnell, Joey Warren and Danny Warren are the devisees under the Will of William E. Donnell probated under Docket No. 18P1374, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the marital residence for Adam Donnell or Danny Warren

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

unimproved
This is improved x property, known as 402 Port Dr., Madison, TN 37115
(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 my hand this 30th day of NOVEMBER, 2018

Adam Donnell

ADAM DONNELL

JOEY WARREN

Danny Warren

DANNY WARREN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Donnell, Joey Warren, and Danny Warren, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of November, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129