Karen Y Johnson Davidson County
Batch# 179063 DEEDWARR
12/31/2018 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $763.12
20181231-0126231

WARRANTY DEED

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Marion Reilly and Ashley Paige Schuering	SAME	052 02 0 247.00
(NAME)	(NAME)	
339 Hillcrest Dr.		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(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, I, Kassye Stokes and Casey Stokes, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Marion Reilly, a married man and Ashley Paige Schuering, a married woman, 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:

Being Lot No. 11 on the Plan of Rainbow Terrace Subdivision, Sec. IV, not of record, and described as follows:

Beginning at a point on the Easterly margin of Hillcrest Drive, the common corner of Lots 11 and 12; thence with the line between said lots, Easterly 342 feet more or less to a point; thence Southerly 110.1 feet to a point; thence Westerly 341 feet to the Easterly margin of Hillcrest Drive; at the Northwest corner of Lot No. 10 of Rainbow Terrace, Section IIB; thence with the margin of said Drive, Northerly 110 feet to the beginning.

Being the same property conveyed to Kassye Binkley, a single women by Warranty Deed from Carol Carson and Susan Lampkin, heirs of Calvin C. Pirtle and wife, Ruth Whitaker Pirtle, dated April 18th, 2013, of record in Instrument No. 20130423-0040072, Register's Office for Davidson County, Tennessee.

Kassye Binkley having since married Casey Dean Stokes, is now known as Kassye Stokes.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantor; Any and all matters appearing on the Plan of record; Easements of record; Restrictions of record in Book 2139, page 472; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 339 Hillcrest 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.

Casey Stokes, spouse of Kassye Stokes, joins in signing this Deed to convey any and all marital interest in the property.

Witness my hand this 26th day of December, 2018.

Kassye Stokes

Kassye Stokes

Casey Stokes

Casey Stokes

State of Tennessee

County of Rutherford

On this 26th day of December, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kassye Stokes and Casey Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Robin Bowman

Notary Public

Robin Bowman
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.