FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **234,900.00**.
Karen Johnson Davidson County Batch# 195235 **DEEDWARR** 02/14/2019 09:57:11 AM 2 pgs Fees: $13.00 Taxes: $869.13 20190214-0013787	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **02/12/2019** Notary Public MY COMMISSION EXPIRES: 12/1/2020 (AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Erin Weathers	**F & M Bank**	**108-04-0-041**
(NAME) **924 Wemberton Drive**	(NAME) **50 Franklin St.**	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) **Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nathan Stoops and wife, Ashley Thigpen a/k/a Ashley Stoops and Dale Stoops, a married man, all as joint tenants,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Erin Weathers, a single woman** 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. 76, on the Plan of Section Two, Larchwood, of record in Book 5200, Pages 207 and 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Stoops and wife, Ashley Thigpen and Dale Stoops, a married man, all as joint tenants by Warranty Deed dated June 12, 2015 from Laura Michelle Williford, a single woman, in Instrument Number 20150617-0057585, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **924 Wemberton Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **February,2019**.

Nathan Stoops

Ashley Thigpen a/k/a Ashley Stoops

Dale Stoops by Nathan Stoops his attorney in fact.

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Nathan Stoops and wife, Ashley Thigpen a/k/a Ashley Stoops**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **12th** day of **February, 2019**.

NOTARY PUBLIC

My Commission Expires: 10/24/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Nathan Stoops**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Dale Stoops**, and who acknowledged that he executed the same as the free act and deed of the said **Dale Stoops**, by virtue of a Power of Attorney, duly executed and recorded.

Witness my hand and official seal this **12th** day of **February, 2019**.

NOTARY

My Commission Expires: 10/24/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY