WARRANTY DEED

Karen Johnson Davidson County
Batch# 204591 DEEDWARR
03/12/2019 09:46:34 AM 2 pgs
Fees: $13.00 Taxes: $1,468.90

20190312-0022307

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-020132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Phillip Reed Stinson and Katherine H. Stinson	New owner	
(NAME)	(NAME)	
6021 Gessner Lane		172-05-0B-116.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-2206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-SEVEN THOUSAND AND NO/100 DOLLARS ($397,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLAYTON B. CAPSTICK AND VALERIE B. CAPSTICK, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP REED STINSON AND KATHERINE H. STINSON, 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 Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat for Sterling Oaks, Phase III of record in Plat at Instrument No. 20001122-0115320, 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 Clayton C. Capstick and Valerie B. Capstick, husband and wife by Warranty deed from Scott C. Harris and wife, Elizabeth R. Harris of record in Instrument No. 20130531-0054777 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on May 31, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6021 Gessner Lane, Brentwood, TN 37027-2206
(House No.) (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/our hand(s) this the 8th day of March, 2019

Clayton B. Capstick

Valerie B. Capstick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of March, 2019, before me personally appeared Clayton B. Capstick and Valerie B. Capstick, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of March, 2019.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

