WARRANTY DEED

Karen Johnson Davidson County
Batch# 215939 DEEDWARR
04/10/2019 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190410-0032592

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April 2019.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Molly Bombardi-Mount	First Bank	053-03-0-266
(NAME)	(NAME)	
1405 Overton Street	318 Seaboard Ln., Ste 205	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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 Jason Christopher Threm, unmarried, Josie Anne Stoner, unmarried and Steven K. Stoner, unmarried, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Molly Bombardi-Mount, unmarried woman hereinafter called the GRANTEE(S), their 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. 151 on the Plan of Section B, Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason Christopher Threm, unmarried, Josie Anne Stoner, unmarried and Steven K. Stoner, unmarried by Warranty Deed from Paul M. Hogg and wife Amy L. Hogg, dated October 21, 2016 and recorded November 01, 2016 of record in Instrument No. 20161101-0115215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee. Subject to Utility, Telephone and Transmission Line Easements of record in Book 576, Page 664, Book 626, Page 556, Book 662, Page 743 and Book 735, Page 417, in the Register's Office for Davidson County, Tennessee.
This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1405 Overton Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 386234
Warranty Deed TN

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 3rd day of April 2019.

Jason Christopher Threm
Jason Christopher Threm

Josie Anne Stoner
Josie Anne Stoner

Steven K. Stoner by Josie Anne Stoner, his Attorney-in-Fact
Steven K. Stoner by Josie Anne Stoner, his Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Christopher Threm and Josie Anne Stoner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of April 2019.

Michelle Pepper
Notary Public:
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Josie Anne Stoner** , with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Steven K. Stoner** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Steven K. Stoner** and is authorized by **Steven K. Stoner** to execute this instrument on her behalf.

This the 3rd day of April 2019.

Michelle Pepper
Notary Public

My commission expires: May 22, 2019

MICHELLE LEE PEPPER
NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 386234
Warranty Deed TN

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration 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, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY