WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4125

Karen Johnson Davidson County
Batch# 234734 DEEDWARR
05/24/2019 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20190524-0049520

WARRANTY DEED

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MAY 2019 .

Notary Public

MY COMMISSION EXPIRES: 5-7-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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
Dane Michael Stubbs	Renasant Bank	
(NAME)	(NAME)	
3707 Burrus Street	2001 Park Pl, N., Ste 150	072-02-0-078.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL 35203	
(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 **Michael D. Thackxton and wife, Pamela E. Thackxton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dane Michael Stubbs, an unmarried man** hereinafter called the GRANTEE(S), his 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. 102, on the plan of E. B. Craig's Subdivision of the Crownover Property, of record in Plat Book 894, Pages 640-641, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Roy Thackxton and wife, Linda Nell Thackxton by Deed dated 06/19/1958 from James B. Wynn and wife, Genell Masters Wynn of record in Book 2753, Page 625, Register's Office for Davidson County, Tennessee. Linda Nell Thackxton died on November 23, 1978 leaving Roy Thackxton as the surviving tenant by the entirety.

Further being the same property conveyed to Michael D. Thackxton and wife, Pamela E. Thackxton by Quit Claim Deed dated 12/09/1987 from Roy Thackxton of record in Book 7445, Page 300, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters as set forth per Plat Book 894, Page 640-641, 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 ☒ 3707 Burrus Street, Nashville, TN 37216
(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 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 24th Day of May 2019.

Michael D. Thackxton

Pamela E. Thackxton

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 Michael D. Thackxton and Pamela E. Thackxton, 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 24th day of May, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

201905240049520

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

