WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/4/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matt Stein and Dana Stein	Matt Stein and Dana Stein	053 14 0 016.00 and 053 14 0 017.00
(NAME)	(NAME)	
0 Pawnee Trail	123 Nails Creek Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dickson, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerry Warren and wife, Patricia A. Warren**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matt Stein and Dana Stein, 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:

Tract I

Being Lot No. Fourteen (14)-A, in the unrecorded plan or map of Nawakwa Hills, River Front Section, according to a survey and plan or map made by Ewell Anderson, Surveyor, of Madison, Tennessee in August 1945, and being a subdivision of the northeasterly part for a 29.79-acre tract out of the original plan of Nawakwa Hills in the Eleventh (11th) Civil District of Davidson County, Tennessee to which unrecorded plan or map reference is here made for as complete description as if fully copied herein.

Said Lot No. Fourteen (14)-A fronts 50 feet on the northeasterly margin of Pawnee Trail extended, and extends back easterly, between parallel lines 200 feet to a dead line and measures 50 feet thereon, as shown on said unrecorded plan or map.

Being the same property conveyed to Jerry G. Warren by Warranty Deed from Mrs. Myrta E. Warren dated December 29, 1972 and recorded January 05, 1973 in Book 4670, Page 205, in said Register's Office for Davidson County, Tennessee.

Property Address: 0 Pawnee Trail, Madison, TN 37115
Parcel ID: 053 14 0 017.00

Tract II

Karen Johnson Davidson County
Batch# 255841 DEEDWARR
07/11/2019 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $48.10
20190711-0067803

File Number: GRN-1905651FC

Being Lot No. 15-A in the unrecorded plan or map of Nawakwa Hills, Riverfront Section, according to a survey and plan or map made by Ewell Anderson, Surveyor of Madison Tennessee, in August, 1945, and being a subdivision of the northeasterly part of a 29.75 acre tract out of the original plan of Nawakwa Hills in the 11th Civil District of Davidson County, Tennessee, to which unrecorded plan or map reference is here made for as complete description as if fully copied herein. Said Lot No. 15-A fronts 50 feet on the northeasterly margin of Pawnee Trail Extended, and extends back 200 feet to a dead line and measures 50 feet thereon.

Being the same property conveyed to Jerry Warren and wife, Patricia A. Warren by Warranty Deed from Arlene Johnson, an unmarried person dated January 20, 1988 and recorded January 20, 1988 in Book 7452, Page 627, in said Register's Office for Davidson County, Tennessee.

Property Address: 0 Pawnee Trail, Madison, TN 37115
Parcel ID: 053 14 0 016.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 0 Pawnee Trail, Madison, TN 37115

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 our hands this 9 day of July, 2019

Jerry G. Warren

Patricia A. Warren by Jerry G. Warren,
Attorney-in-Fact

By Jerry G. Warren
Attorney-in-fact

File Number: GRN-1905651FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jerry Warren and wife, Patricia A. Warren, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jerry G. Warren, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia A. Warren, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Patricia A. Warren, for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number

My Commission Expires: 7/22/2022

Notary Seal (if on paper)