Karen Johnson Davidson County
Batch# 265447 DEEDWARR
08/02/2019 08:46:00 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190802-0076396

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Amy M. Stansell
5024 Stillwood Drive
Nashville, TN 37220

MORTGAGEE
SWBC Mortgage
9311 San Pedro Avenue, Ste. 100
San Antonio, TX 78216

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
146-11-0-102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Barbara Sue Garay, Executrix of the Steve Payton Gaddes Estate,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy M. Stansell, unmarried,** 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. 165 on the plan of Crieve Hall Estates, Section One Revised, as of record in Plat Book 1835, Pages 122, 123, & 124, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve P. Gaddes by Quitclaim Deed from Jane B. Gaddes, dated December 2, 2010, of record in Instrument No. 20101209-0097915, Register's Office for Davidson County, Tennessee. Steve P. Gaddes a/k/a Steve Payton Gaddes died on April 20, 2019, and pursuant to his Last Will and Testament of record in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, Docket No. 19P938, Barbara Sue Garay, as Executrix, is empowered to execute this Warranty Deed.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1835, Pages 122, 123 & 124, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **5024 Stillwood Drive Nashville, TN 37220.**

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 1st day of August, 2019.

Steve Payton Gaddes Estate

Barbara Sue Garay, Executrix

By: Barbara Sue Garay, Executrix

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barbara Sue Garay, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2019.

NOTARY PUBLIC

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $370,000.00.

Lina Brown

AFFIANT

Subscribed and sworn to before me this 1st day of August, 2019.

NOTARY PUBLIC

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/20